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GENERAL PLAN FOR THE LIVERMORE-AMADOR VALLEY PLANNING UNIT
(A Part of the County of Alameda General Plan)

ADOPTED BY:

THE ALAMEDA COUNTY BOARD OF SUPERVISORS
DECEMBER 12, 1989



GENERAL PLAN FOR THE
LIVERMORE-AMADOR
VALLEY PLANNING UNIT
(A PART OF THE COUNTY
OF ALAMEDA GENERAL
PLAN) .

*Superseded by East County Ann Plan
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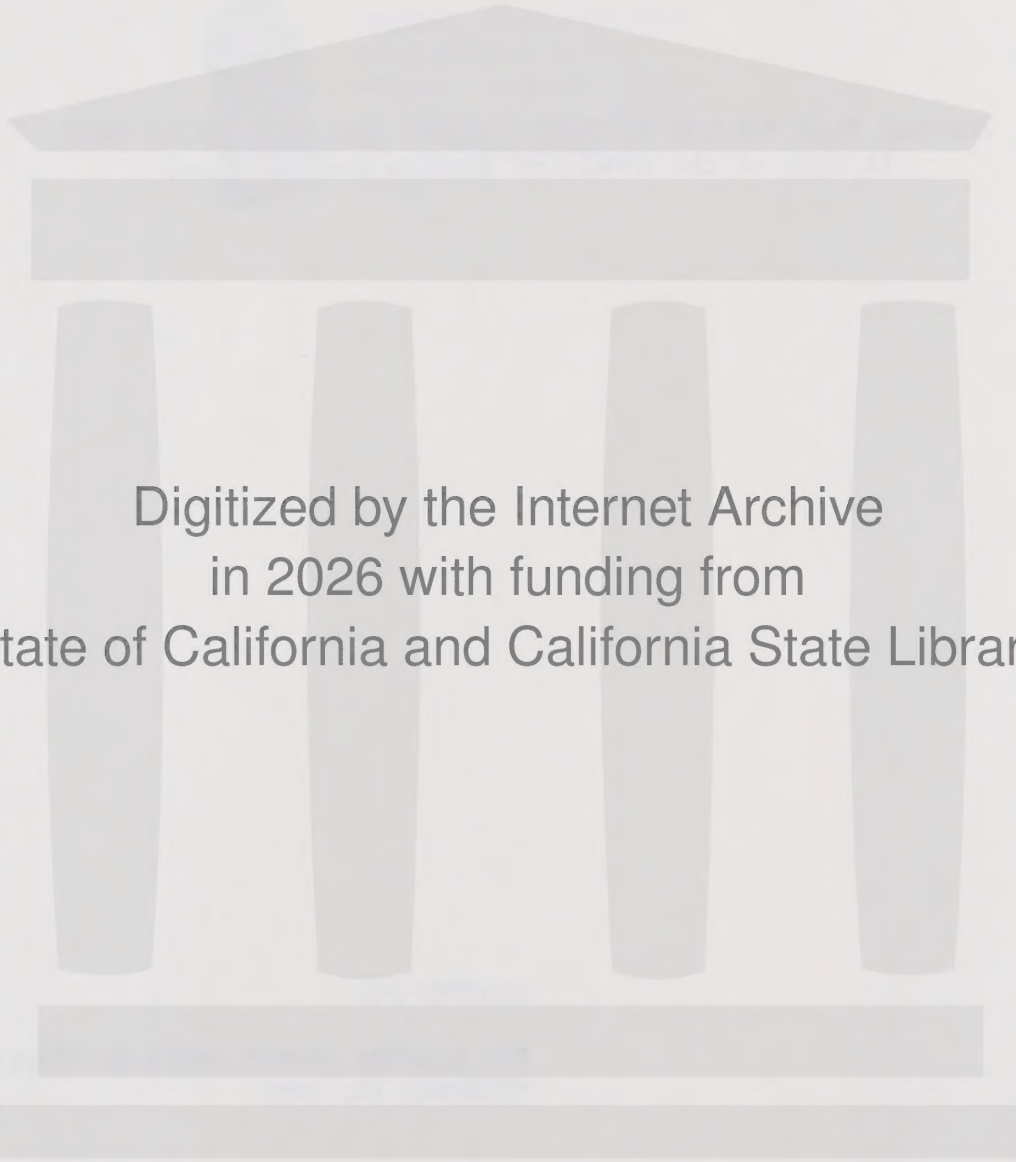
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PREFACE

This General Plan for the Livermore-Amador Valley Planning Unit incorporates recommended changes and additions to the Planning Unit General Plan adopted on November 3, 1977. In 1986, the County Planning Commission initiated a program to review and update the 1977 Plan. The Commission appointed a citizens committee to review the Plan. A new Draft Plan for the Planning Unit was first presented to the County Planning Commission on January 19, 1988. A revised Draft Plan was presented to the County Planning Commission on May 22, 1989 and approved, with changes, on July 10, 1989. At the July 10, 1989 meeting, the Planning Commission also approved a Final Environmental Impact Report on the Draft Plan that included a Draft EIR, an EIR Revision, and responses to comments received. Prior to approval, the Draft Plan and CEQA documents were formally referred to concerned agencies, organizations and individuals, and were available to the general public for review and comment.

On October 5, 1989, the County Board of Supervisors began hearings on the proposed plan revisions. A set of alternative proposals were presented by Supervisor Mary King in memos dated August 9, September 19, September 27, October 26, November 27, and December 5, 1989. These memos became the basis for the plan revision adopted by the Board on December 12, 1989. During the course of the Board's review, two Addenda to the Final Environmental Impact Report were prepared to assess the impacts of the revisions proposed by Supervisor King. The Board adopted the Final Environmental Impact Report, including the addenda, on December 12, 1989.

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Resolutions of Adoption by:
 Alameda County Planning Commission
 Board of Supervisors of Alameda County

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I. INTRODUCTION

A. Legislative Authority

California Planning and Zoning Law requires that counties and cities prepare and adopt comprehensive, long-term general plans. The law identifies the topics that must be addressed in the several elements of the Plan including the extent, distribution and intensity of land uses; provision of circulation facilities to serve this development; housing; conservation and management of resources and open space; and management of environmental hazards and noise. The law also allows other local agencies to prepare and adopt plans for areas within their jurisdictions.

The County of Alameda's General Plan was initially adopted in 1966, as a comprehensive amendment to a 1957 County Master Plan. The General Plan has been subsequently amended to add newly mandated elements, to change County land use and circulation proposals for specific areas and sites, and to establish comprehensive policy for major subareas of the County, including the Livermore-Amador Valley Planning Unit, for which a separate area plan was first adopted in 1977.

Planning Law also encourages counties and cities to periodically review their general plans, and allows for amendments to all or part of a general plan when these are determined to be in the public interest. The current General Plan for the Livermore-Amador Valley Planning Unit includes individual amendments adopted since the 1977 Plan. However, it is also the product of a comprehensive Plan review undertaken by the County from 1986 through late-1989.

B. Scope of the Plan

1. Planning Area

The Livermore-Amador Valley Planning Unit is one of four County planning subareas. It is bounded on the north by Contra Costa County, on the east by San Joaquin County, on the south by Santa Clara County, and on the west by the Eden and Washington Planning Units of Alameda County. Total area is 418 square miles.

2. Plan Period

The Plan looks forward through the next twenty or so years to anticipate and address changing needs and conditions, to evaluate long-term and cumulative effects of projected development, and to allow for coordination of public and private actions and programs. This timeframe permits consideration of many planning issues which otherwise might be overlooked in the review of individual projects. Within this perspective, many of the policies and recommendations of the Plan will have an immediate effect. Other recommended programs should commence later in the Plan period or be continued for more than twenty years.

3. Subjects Addressed by the Plan

The Livermore-Amador Valley Planning Unit General Plan is a comprehensive statement of County conservation and development policy for the Planning Unit. It includes objectives, principles and implementation recommendations on land use, housing, transportation and circulation, public services, resources and hazards, and, as such, addresses all required General Plan issues.

C. Relationship to Other Parts of the County General Plan

The Livermore-Amador Valley Planning Unit General Plan is a part of the County of Alameda General Plan. It is supplemented by background information, analysis and policies found in the following elements and plans:

- . Parks and Recreation Element, adopted June 12, 1956, amended November 21, 1968;
- . Scenic Route Element, adopted May 5, 1966;
- . Open Space Element, adopted May 30, 1973, and revised in conjunction with this Plan;
- . Seismic Safety and Safety Elements, adopted January 8, 1976, amended August 5, 1982;
- . Conservation Element, adopted January 8, 1976, amended November 23, 1976;
- . Noise Element, adopted January 8, 1976;
- . Housing Element, adopted August 24, 1976, amended February 7, 1980 and August 2, 1984 and under review, 1989-1990;
- . Solid Waste Facilities Plan Amendment, adopted November 3, 1983.

Some of the policies and proposals for the Livermore-Amador Valley Planning Unit depend on concurrent revisions of the Open Space Element. No other internal conflicts in the General Plan have been identified. The Elements and Geographic Area (Planning Unit) Plan are a consistent set of documents constituting the Alameda County General Plan for the Livermore-Amador Valley area.

D. Level of Detail

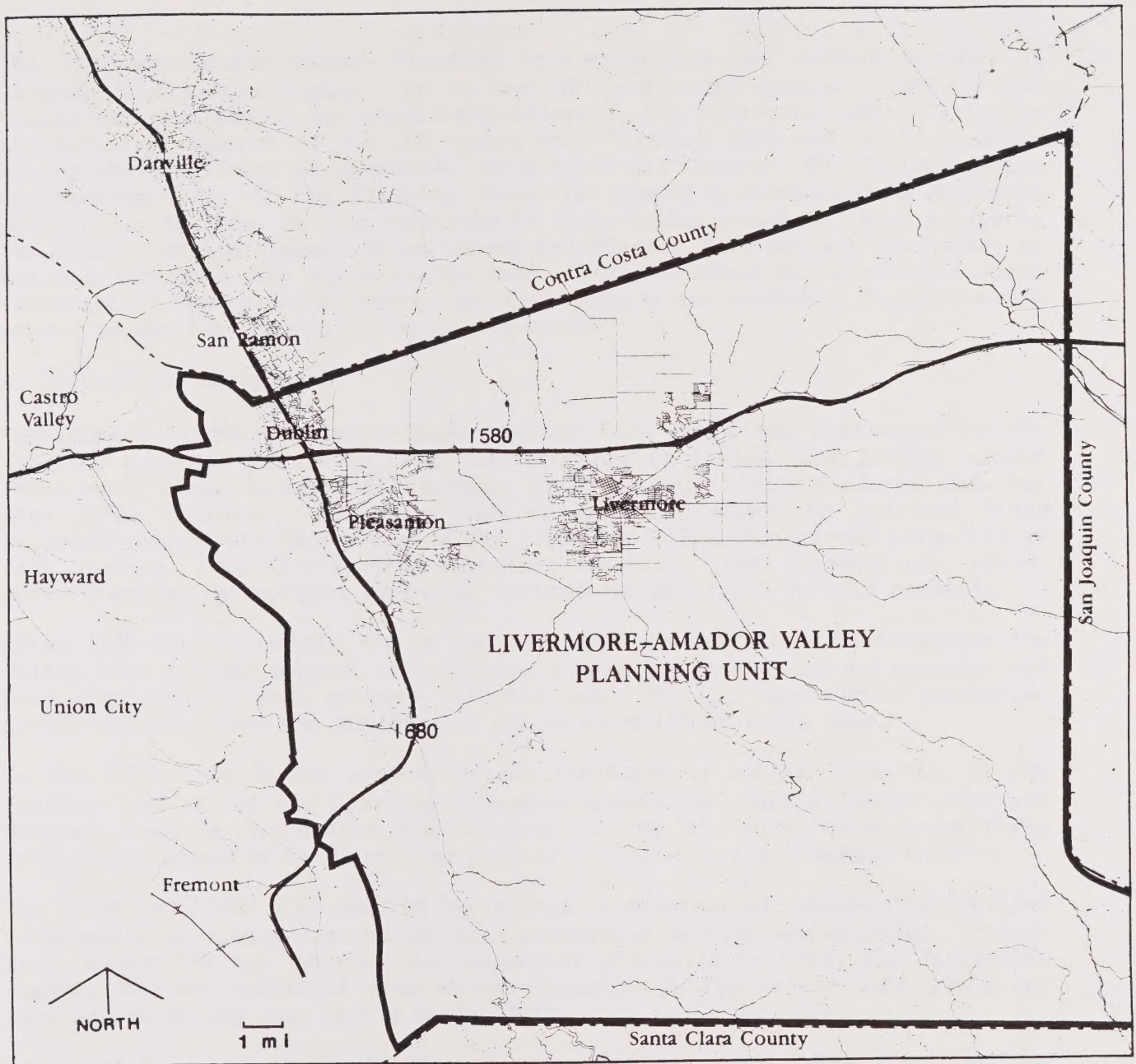
The Livermore-Amador Valley Planning Unit General Plan serves primarily to present analysis and establish official County policy regarding broad, area-wide planning issues. However, the Plan also provides detailed County planning policies for the unincorporated areas of the Planning Unit. The County Plan relies on the programs of the three cities to establish appropriate and more detailed policies and proposals concerning development within municipal limits.

E. Agency Roles and Responsibilities

The County and the cities of Dublin, Livermore, Pleasanton, and Hayward are the principal agencies responsible for preparing and implementing long-term general plans within the Planning Unit. The County and the cities must also depend on the programs and policies of a number of other local, regional, state and federal agencies, and on the actions of citizens and other private organizations and interest groups to fulfill plan goals.

The County regulates land uses through the zoning, subdivision, and development review processes in the unincorporated area of the Planning Unit. However, the Plan policies necessarily address valleywide as well as countywide issues and objectives. Cities directly regulate land uses within their municipal limits, and also "pre-zone" lands that are to be annexed. Unincorporated areas that are within the future limits ("Spheres of Influence") of the cities have been planned taking into account the cities' proposals in these areas for the type and timing of development and extension of public services. County policies serve in the period before these areas are annexed.

Figure II.1



LIVERMORE-AMADOR VALLEY PLANNING UNIT

II. DESCRIPTION OF THE PLANNING UNIT

The Livermore-Amador Valley Planning Unit comprises the eastern portion of Alameda County, California. It is one of four major subareas used by the County for statistical and planning purposes. The Livermore-Amador Valley is the principal feature of the 418 square mile Planning Unit and is the location of the municipalities of Livermore, Pleasanton and Dublin. The Valley, in the northwestern part of the Planning Unit, is generally surrounded by hilly to mountainous terrain, but is connected to surrounding areas by major breaks in the hills. Dublin Canyon, Niles Canyon and Mission Pass connect the Valley to the San Francisco Bay Plain to the west. The San Ramon Valley extends north into central Contra Costa County, and the Altamont and Patterson Passes provide access to the San Joaquin Valley to the east.

A. Historical Background

Development in the Livermore-Amador Valley from its first settlement in the mid-1800's until the 1920's, was characterized by limited and gradual growth based on a local agricultural economy that was effectively isolated from Bay Area urban centers. Livermore and Pleasanton, located on railroad lines extended through the Valley during the 1860s and 1870s, functioned primarily as farm centers, initially serving livestock ranching, grain farming and, later, more intensive agriculture including viticulture and fruit and nut orchards.

After 1920 the automobile and an improved road system helped to integrate the Valley with the Bay region, stimulating population growth and an expanded and more diversified local economy. During World War II substantial population growth resulted from the location of two major military bases here.

In the 1950s, the Valley economy became dominated by nuclear research, at the facility now called the Lawrence Livermore Laboratory, Sandia Laboratories and General Electric Vallecitos Nuclear Center. By the mid-1960's these three facilities accounted for more than half of all jobs in the Planning Unit.

The 1950s and 1960s also saw the beginnings of substantial suburban residential development as road access to Bay area employment centers was enhanced. Interstate Route 580 was improved to expressway standards in 1955, and Interstate Highway 680 was completed from Walnut Creek to Dublin in the late 1960s and from Dublin to San Jose in the early 1970s.

Residential growth was rapid through the 1960s and early 1970s, but declined during the latter half of the 1970s due to tightened financing, high interest rates, inflation, shortfalls in public services (sewage, schools), and public resistance to rapid growth. Many of these constraints eased in the early 1980s, bringing renewed residential growth.

During the 1960s and 1970s, local employment growth was concentrated in retail and service trades and local government serving the resident population. In the 1980's, however, the Valley's economic base expanded beyond research and resident services, as significant job opportunities in such areas as financial services and technology-related industries were provided.

B. Trends and Projections

Substantial future population and economic growth is forecast for the Planning Unit. In Projections '87, the Association of Bay Area Governments (ABAG) projects the area's population to grow to 201,100 persons by year 2005, a 58 percent increase over the 1987 population of 127,400.

Part of this population growth will result from continued demand for housing in the Valley generated by employment growth in established and growing economic centers elsewhere in the region. However, increasing housing demand will also come from projected economic growth in the Valley itself, as the area changes from a "bedroom community", dominated by local-serving trades and services, to a major regional economic center.

Continued and substantial employment growth is projected in services, retail trade, high technology manufacturing, finance/insurance/real estate, and construction industries, all of which are expected to perform well at both county and regional levels. Total jobs in the Planning Unit, which have increased from 10,300 in 1960 to approximately 36,000 in 1980, are projected by ABAG to increase to 116,000 by year 2005.

C. Major Planning Issues

- 1. Mitigating Impacts of Projected Growth:** Cities in the Livermore-Amador Valley and San Ramon Valley areas are changing from being predominantly residential to becoming major economic and employment centers. Substantial amounts of open space surrounding each community are planned for development, and the urban area is projected to more than double in area. This projected growth will change the overall character of the Valley, and threatens to significantly impact environmental quality.

Some effects of projected growth appear to be inevitable, such as loss of agricultural lands and natural habitat. Other impacts, such as on air and water, scenic resources, significant habitat areas, geologic, flood and fire hazards, traffic, noise and public services, can be mitigated so that basic environmental qualities can be maintained even with large amounts of growth. In some cases, adequate mitigation can be achieved through local programs. However, many impacts of growth will extend beyond the control of local jurisdictions and cooperative, ongoing efforts of local, regional, state and federal agencies will increasingly be needed.

- 2. Balancing Residential and Employment Growth:** Projected change brings both benefits and challenges. Many large businesses have recently located in the area to take advantage of the existing labor market. Businesses that provide new, entry-level jobs improve employment opportunities for local unemployed and underemployed residents. The communities also benefit financially from new commercial, industrial and office development, and in many cases rely on continued development for successful completion of local plans and capital improvement programs.

As employment growth continues to generate substantial demand for close-in housing, each local community has questioned whether it can or should provide sufficient housing to serve this demand. A reasonable balance between housing and employment would ensure local job opportunities and a close-in labor pool, reduced commuting distances (resulting in less energy use and air pollution) and increased opportunities for use of transit and other non-auto travel modes. For these reasons, measures to achieve an areawide balance should be supported. This will require substantial new cooperation among all the Valley jurisdictions, as well as between public policymakers and developers, businesses, and others in the private sector.

3. **Housing Affordability:** Valley communities, like communities elsewhere in the region and nation, are facing increasing difficulties in meeting demands for housing that is affordable to all income groups. This problem will be worsened by projected employment growth. Constraints on the production of varied and affordable housing may force local communities to seek new and innovative ways to meet projected demand. This could include a number of programs currently in place, such as changes in plan and zoning designations, inclusionary incentives and requirements and local assistance programs, as well as many under consideration, such as housing support from commercial and/or industrial projects.

III. FINDINGS, POLICIES AND PROPOSALS

A. Land Use

1. Findings

a. Recent Trends: 1970 - 1980

- 1) In 1970, 6,100 acres, or approximately two percent of the 418 square mile Planning Unit was urbanized. From 1970 to 1980 urbanized land in the Valley increased by approximately 4,000 acres, to 10,100 acres.
- 2) During this period, urban residential areas increased by 2,700 acres, from 4,600 to 7,300 acres. Half of the increase was in the west Valley (Dublin and Pleasanton) and half in the Livermore area.
- 3) Commercial, industrial, and public use acreage increased by 2,000 acres, from 1,500 acres in 1970 to approximately 3,500 acres in 1980. The largest share of this growth was in Pleasanton, which saw the construction of the Stoneridge Mall regional shopping center and the beginning of business park development in the north Pleasanton area. Lesser increases occurred in Dublin, primarily in wholesale and retail facilities, and in Livermore, in new industrial projects in the Airport area and east of the city center, and commercial facilities in the city center area.
- 4) The current (1987) extent of developed land in the Planning Unit and adjoining San Ramon Valley is shown in Figure III.A.1, Page III.A-28.

b. Projected Land Use: ABAG Projections '85 and '87

1) Projected Change in Land Use

As projected by ABAG (Projections '85 and '87), the Planning Unit is expected to experience substantial increases in amounts of residential, commercial, and industrial land use:

- . Between 1980 and year 2005, residential acreage is projected to more than double, from approximately 7,300 gross acres in 1980 to 15,200 gross acres in 2005.
- . Significant amounts of both single family and multi-family residential land would be developed, such that the valleywide average density of residential lands would remain constant, at approximately 4.6 units per gross acre.
- . Commercial and industrial land use is projected to increase by 84 percent in this period, from about 3,500 acres in 1980 to 6,300 acres in 2005. This new development would be considerably more intensive than existing commercial/industrial uses, raising the Valleywide average density of these uses from 12.3 to 20.3 employees per acre.

2) Change in Distribution of Residential Land Use

- . In 1980 about half of all developed residential land was located in Livermore, one-third was in Pleasanton, and 12 percent in Dublin. Residential densities ranged from 4.4 units per acre in Livermore, to 4.8 in Dublin, to 5.5 units per gross acre in Pleasanton.
- . The ABAG projections indicate that, of the 7,900 gross acres of residential land added through 2005, approximately half will be in the Pleasanton area, a quarter in the Livermore area, and a quarter in the Dublin area (Spheres of Influence). In Livermore, most projected residential growth is located north of I-580 freeway. In Pleasanton, significant residential growth is anticipated in the foothills west of the city and in the east Pleasanton area. In the Dublin area, most growth would occur in areas of the City's Sphere east and west of current city limits.

3) Change in Distribution of Commercial and Industrial Land Use

- . In 1980, about half of all commercial and industrial acreage was in the Livermore area; a third was in Pleasanton, and 18 percent was in Dublin.
- . Through 2005, ABAG projects that slightly more than half of new commercial and industrial land will be in the Livermore area, with 38 percent in Pleasanton and eight percent in the Dublin area.
- . Commercial and industrial development in the Pleasanton and Dublin areas is expected to be more intensive than in Livermore: the average number of employees per commercial/industrial acre added in Pleasanton would be 48.1 (42,000 added employees; 873 added acres). A similar employee density, of 48.5 employees per new acre, is projected for Dublin (8,532 added employees, 176 added acres). The projected employee density of new commercial/industrial development in the Livermore area is just under half that in Pleasanton and Dublin, or 23 employees per acre.

4) Availability of Land: ABAG projects a large demand for residential, commercial and industrial land in the Planning Unit:

- . Residential demand would require about 90 percent of approximately 8,700 acres of vacant land identified by ABAG (Projections '85) as available for housing through the year 2005. In the Livermore area, all identified available residential land would be developed. Ninety-seven percent of identified available residential land in the Dublin Sphere of Influence would be utilized; and 84 percent of residential land in the Pleasanton area would be developed.

- . Projected requirements for commercial and industrial sites are considerably less than the amount of land identified as available for these uses. Valleywide, only about 40 percent of vacant commercial and industrial land is needed to accommodate future demand. Utilization ranges from 25 percent in the Dublin Sphere, to 40 percent in Livermore and 45 percent in the Pleasanton area.
- . Overall, about 10,400 of 15,400 available acres of residential, commercial and industrial land is needed to accommodate projected growth, with approximately 5,000 acres remaining available for urban development after the year 2005.

c. Unincorporated Area Land Uses

- 1) About 95 percent of all land in the 418 square mile Planning Unit is unincorporated. Most of this is privately owned, cultivated agriculture or grazing land, in relatively large (100 acre plus) ownership and management units. Most agricultural and grazing properties are under Agricultural Preserve contracts. The Planning Unit contains about 1,780 acres of vineyards, principally south of Livermore, and over 100 acres in the Sunol Valley used for growing nursery/landscaping stock.
- 2) About 15 percent of the unincorporated area is in public ownership, including regional parklands, S.F. Water Department watershed lands, state water projects, and other federal, state and County holdings. Most of these areas are undeveloped open space.
- 3) The unincorporated area includes pockets of residential development including clusters of one to ten acre parcels located at the perimeter of the cities and in some places along rural roads. Most of these rely on private wells and/or septic tanks. Any significant expansion or new development of these rural residential areas is generally precluded by County policy.
- 4) There are only two areas of urban density residential use: Sunol/Kilkare Woods and the Castlewood Country Club area. The latter obtains sewer, water and fire protection services from a County Service Area under contract to the City of Pleasanton.
- 5) Three retail commercial land uses in the unincorporated area are noted: a small, locally-oriented commercial district in Sunol; limited-size highway-oriented uses (auto service stations and related facilities) located along major highways; and some winery operations include commercial facilities such as restaurants and salesrooms.
- 6) Approximately 4,000 acres, in the Livermore and Sunol Valleys and on Apperson Ridge, are currently being quarried for aggregate resources. These operations are subject to adopted reclamation plans.

- 7) Industrial uses consist of three major research laboratories (Lawrence, Sandia, General Electric), aggregate processing facilities associated with the quarries, wind turbines located in the Altamont Hills, and a limited number of construction companies and wrecking yards. Most unincorporated area industrial facilities are located at the perimeter of the cities.
- 8) Three solid waste facilities of countywide significance are in the Planning Unit. The Altamont Sanitary Landfill is located on a 1,528+ acre parcel on Altamont Pass Road approximately eight miles northeast of Livermore. Vasco Road Landfill is located on a 323-acre parcel on North Vasco Road approximately two miles north of I-580. The Pleasanton Solid Waste Transfer Station and Recycling Center is located at 3110 Busch Road in the City of Pleasanton. These facilities are regulated by the Alameda County Waste Management Authority and the County Department of Environmental Health.

d. City General Plans

1) Land Use Proposals

Each city in the Planning Unit is authorized and required to prepare, maintain and implement general plans for lands within the municipal limits. Dublin, Pleasanton and Livermore have also adopted general plans for adjoining unincorporated lands which bear relation to their long-term planning concerns and objectives. Table III.A.1 summarizes proposed Residential and Commercial/Industrial/Office acreages in these plans. With the exception of the City of Hayward, the cities and their surrounding areas are entirely located within the Planning Unit.

City of Pleasanton

- . The current City of Pleasanton General Plan was adopted in September, 1986 as a comprehensive amendment to the City's 1976 Plan. Pleasanton anticipates growth of both residential and employment land use, while revitalizing the downtown area.

City of Dublin

- . Dublin incorporated as a city in 1982, and adopted its first General Plan in February 1985. Dublin, too, anticipates increased residential and employment development. The Dublin Plan includes specific land use proposals for a Primary Planning Area, including lands within its 1985 city limits, and more generalized land use policies for lands to the east and west, within an Extended Planning Area.

City of Livermore

- . City of Livermore General Plan land use proposals were first adopted in 1976 and have since been amended for specific areas, including a March 1988 amendment for "North Livermore Area A" in the vicinity of Springtown. Livermore proposes increases in residential land use and employment, as well as modernization of the downtown area.

City of Hayward

- . The current City of Hayward General Plan was adopted in 1986. The only portion of the City in the Livermore/Amador Valley Planning Unit is a strip of land which extends east of the developed area, crossing Pleasanton Ridge. This area, called the East Hills Annex, is designated Limited Open Space in the adopted General Plan and is not proposed for extension of urban services. The General Plan encourages deannexation of the area and calls for large-parcel (100-acre) zoning, which might permit up to 20 residences. In 1989, the City rezoned to 100 acre minimum parcel sizes.

2) Holding Capacities of City Plans

The adopted general plans of the three Valley cities, combined, designate about 34,750 acres for urban development, including 20,000 acres for residential uses, 9,750 acres for commercial, industrial and office uses, and an estimated 5,000 acres for public facilities. At buildout, the plans provide for approximately 78,700 housing units and a resident population of about 220,000. For purposes of comparison, ABAG projects the Planning Unit's year 2005 housing supply to total about 70,000 units, providing for a resident population of 201,000.

Estimated employment provided at buildout of planned office, commercial and industrial areas approaches 195,000 jobs. This theoretical capacity varies considerably with different types of uses and assumed densities. It significantly exceeds ABAG's projection of 116,000 jobs to be located in the Planning Unit by the year 2005.

e. Summary of Land Use Proposals: 1977 Livermore-Amador Valley Planning Unit General Plan

Land Use Proposals of the 1977 Livermore-Amador Valley Planning Unit General Plan reflect the then-current Livermore and Pleasanton plans, and County policies for the then-unincorporated Dublin area and for the areas outside the three urban communities.

The 1977 Plan originally provided for about 24,180 acres of urban development, including 10,170 acres of urban residential uses, 5,780 acres of Commercial, Industrial and Office development, and 3,160 acres of Major Public use. An additional 7,190 acres were designated for non-urban developed uses (rural residential and quarries). Approximately 236,130 acres were designated for Open Space.

All of the Rural Residential uses and 59,830 acres of the Open Space were in the northwest portion of the Planning Unit, some within the planning areas and/or Spheres of Influence of the three cities. Subsequent Plan Amendments and annexations between 1977 and 1988 have significantly reduced the areas designated for Open Space adjacent to the cities.

The adopted 1977 Plan provided capacity (buildout) for approximately 47,400 housing units and a population of approximately 155,000. No employee capacity estimates were developed for the 1977 Plan.

Table III.A.1

Summary of Current (1986-1988) City General Plan Residential
and Commercial/Industrial/Office Land Use Proposals
Livermore-Amador Valley Planning Unit

	Gross Acres
City of Pleasanton General Plan	
Residential	8,200
Commercial/Industrial/Office	2,500
City of Livermore General Plan	
Residential	8,300
Commercial/Industrial/Office	4,650
City of Dublin General Plan	
Residential	1,500
Commercial/Industrial/Office	2,600

Alameda County Planning Department, December 1987

- . Acreages of planned land uses for the Dublin area are estimated from the City Plan and EIR, City staff estimates prepared for use in ABAG's regional projections, and the annexation agreement for the Camp Parks/Santa Rita area. Estimates for the Extended Planning Area outside the City limits are not included.
- . The estimates for Livermore are based on the City Plan, recent project EIR's, and recent survey materials.

2. Land Use Policies

a. Policies for the Planning Unit

OBJECTIVE 1: To encourage development of an orderly physical environment that will serve the general welfare while providing reasonable choice in living, working, shopping and recreation opportunities.

General Land Use Policies

Principle

- 1.1 Future development in each community, as well as supporting infrastructure, should be planned to properly relate to existing and anticipated development within that community, and to development throughout the Valley and metropolitan area.

To the extent possible, sufficient land should be designated for residential uses and for commercial, industrial and office uses to allow an approximate balance within the Planning Unit between housing and employment opportunities.

Implementation

- 1.1.1 Consider plans of other jurisdictions, as well as regional trends and projections, in undertaking comprehensive or area-specific general plan amendments. (Planning Departments)
- 1.1.2 Continue mutual referral and review of plans and project proposals. (Planning Departments, Service Agencies)
- 1.1.3 Undertake joint studies for geographic areas and policy issues of mutual concern. (Cities, County, Service Agencies)
- 1.1.4 Adopt compatible sets of plan goals and objectives. (Cities and County)
- 1.1.5 Periodically undertake joint studies to assess and make recommendations on cumulative and regional impacts of adopted and alternative plans. (Planning Departments)
- 1.1.6 Establish central clearinghouses to maintain records; to prepare summary reports on major projects, studies, plan amendments, and legislation; and to monitor and periodically report on changes in land use, infrastructure, population, housing, employment, and environmental quality. (Planning Departments, ABAG)
- 1.1.7 To the maximum legal extent, the Board of Supervisors, and its representatives to all other agencies and entities including but not limited to the Local Agency Formation Commission and the Tri-Valley Wastewater Authority shall use their best efforts to implement the policies and principals expressed in this General Plan and its Elements when representing the Board of Supervisors on various agencies, boards, commissions or the like.

- 1.1.8 County actions adopting plans and allocating funds for the development and maintenance of infrastructure and public services, and the protection of the environment, shall be consistent with the General Plan, and, to the extent that such actions affect the General Plan, shall further the policies of the General Plan.

Principle

- 1.2 Existing communities should serve as the nuclei for future urban growth, with development and redevelopment producing orderly and efficient growth. Urban expansion should allow for efficient extension of public services and facilities.

Implementation

- 1.2.1 Use general plans to define long-term limits of urban development. Use plans as a basis for long-range capital improvement programs. (Cities, County, Service Agencies)
- 1.2.2 Require new urban development, wherever feasible, to take place through annexation to an existing city, provided the city has irrevocably committed to complying with the County Open Space Element, as well as fully reimbursing the County for all up-front and on-going costs of providing services to the development. (Cities, County, LAFCo)
- 1.2.3 Consider urban development outside existing cities for approval and amendment of the General Plan only when it provides its own services and is located in close proximity to an existing urbanized area, and/or utilizes urban services available from existing entities, and is within the area shown as Agricultural Open Space With Urban Development Potential.

Principle

- 1.3 Land uses should be located in areas appropriate and sufficient to their needs. Each type of land use should be protected from any adverse effects of other uses.

Implementation

- 1.3.1 Use general plans to define areas available for various land uses. (Planning Departments)
- 1.3.2 Consider regional issues, projections, market demand analyses, and project information as well as local needs in defining local land requirements for various land uses. (Planning Departments)
- 1.3.3 Integrate environmental impact analyses into the general plan development process. (Planning Departments)

Residential Areas

Principle

- 1.4 A range of housing densities should be provided in each community to provide variety in residential character and to meet diverse household needs. A variety of residential structure types should be encouraged within each density category.

Implementation

- 1.4.1 Use general plans to define the extent and general densities of residential areas. Use specific plans, planned development district zoning, and other techniques to provide for variety of housing types within neighborhoods and residential projects. (Planning Departments)

Community Facilities

Principle

- 1.5 Neighborhood and community shopping facilities, and schools, parks and other community service facilities should be provided to efficiently serve residential areas, related in area to the size and needs of the population they will serve.

Implementation

- 1.5.1 Use general plans to define the location and size of commercial and community facilities. (Planning Departments, Service Agencies)

Major Commercial, Office, Industrial Areas

Principle

- 1.6 Business concentrations and major commercial areas should be compact, grouped and consolidated into functional units providing sufficient off-street parking and loading facilities, and allowing for convenient public transit service.

Implementation

- 1.6.1 Use general plans and zoning ordinances to define the extent and intensity of, and requirements for major commercial and office areas. (Planning Departments)

Principle

- 1.7 Industry should be located on large tracts of land suitable for such development, well related to major highways, railroads and other modes of transportation, and protected from conflicting uses. Planned districts should be encouraged.

Implementation

- 1.7.1 Use general plans and zoning ordinances to define the location and extent of, and requirements for industrial land uses. (Planning Departments)

Open Space

Principle

- 1.8 Large, continuous areas of open space should be preserved and protected from intrusion by development. Uses which are compatible with the maintenance and management of open space resources should be encouraged and supported.

Implementation

- 1.8.1 Use general plans to define long-term boundaries of planned urban development. Designate surrounding areas for open space uses. (Planning Departments)
- 1.8.2 Define boundaries between Urban Spheres of Influence and rural areas (including areas suitable for Agricultural Preserves) based on general plans. (Local Agency Formation Commission).
- 1.8.3 Continue to evaluate and to require mitigation of development impacts on open space areas, uses and values. (Planning Departments)

b. Policies for Unincorporated Areas

OBJECTIVE 2: To provide for appropriate amounts and types of development within unincorporated areas of the Planning Unit consistent with short and long-term availability of services, and with County open space objectives.

1) General

Principle

- 2.1 Land uses providing for the preservation and long-term management of open space should be encouraged and supported as principal and priority uses throughout the unincorporated area of the Livermore-Amador Valley Planning Unit. Other uses should be permitted only as provided by this Plan and where:

- 1) these are within planned urban areas and which demonstrate provision of adequate urban services and utilities;
- 2) these are existing uses, or would be permitted new uses under current County zoning and subdivision ordinances;
- 3) these are uses, facilities or activities auxiliary to or supportive of principal agricultural uses;

4) these are public uses, facilities or activities required for management and preservation of open space and other resources.

5) these would be new public or private uses or facilities that meet clearly demonstrated and compelling social, economic and/or environmental objectives where no alternative locations within current or planned urban areas are available.

Implementation

2.1.1 Generally retain existing zoning and subdivision requirements in the unincorporated area. (County Planning Department)

2.1.2 Coordinate phasing of planned development to minimize impacts on agricultural uses. (City and County Planning Departments, Property Owners)

Principle

2.1a Uses proposed within the Alameda County Airport Land Use Commission General Referral Area for Livermore Municipal Airport shall be consistent with the Alameda County Airport Land Use Policy Plan.

Implementation

2.1a.1 Coordinate rezoning and land division proposals, wherever necessary, with the requirements of the Alameda County Airport Land Use Plan (County Planning Department, Airport Land Use Commission)

2) Agriculture

Principle

2.2 Agricultural uses should be encouraged and protected. Proper management practices should be encouraged to ensure the long-term viability of agriculture.

Encourage the retention of large agricultural holdings in areas outside of the Agricultural Open Space With Urban Development Potential area designated on the Open Space Element Map. Such areas shall be designated as Large Parcel Agricultural. Residential densities in this land use category shall not exceed one residential unit per 160 acres or legal buildable parcel in existence at the time this plan is adopted, whichever is less restrictive.

Prevent premature subdivision of agricultural lands which may have urban development potential as shown on the Open Space Element Map. Such areas shall be designated Agricultural Open Space With Urban Development Potential. Residential densities in this land use category shall not exceed one unit per 100 acres.

Implementation

- 2.2.1 Review and amend, as necessary, the zoning and subdivision ordinances to implement the policies of the General Plan. Revisions to the County Zoning Ordinance to bring it into consistency with the General Plan shall include provisions for reasonable, minor variations in standards such as minimum parcel size and parcel dimensions, to the extent that such variations promote other standards in the General Plan and the overall intent of the General Plan.

The line designating Agricultural Open Space With Urban Development Potential is generally indicated in the Open Space Element. Minor adjustments to reflect existing topography and other natural features shall be permitted.

- 2.2.2 Review Williamson Act implementation guidelines and revise as necessary to assure consistency with state law and with the General Plan. Utilize provisions of the Williamson Act and other appropriate economic incentives to support agricultural uses. (Federal and State Agencies, County Board of Supervisors, County Planning Department)
- 2.2.3 Encourage the provision of information and assistance regarding agricultural land management and conservation of soil, range, and water. (Soil Conservation/Agricultural Advisory/Water Supply Agencies)
- 2.2.4 Regulate public and private uses, activities or facilities to minimize potential adverse impacts on agricultural uses. (County Planning Department, Public Service Agencies)
- 2.2.5 Consider providing supplemental police protection services for ranch and farm lands to mitigate problems of trespass and vandalism associated with adjoining urban uses. (Cities, County)
- 2.2.6 Require Administrative Site Review for the establishment of a development envelope on any parcel in the areas with any agricultural designation. Review criteria should include:

- a) limit each development envelope size to no more than two acres;
- b) locate development envelopes away from ridgetops and slopes (original grade) over 25% wherever feasible, and outside of or with minimum visual impact on scenic corridors;
- c) locate building sites to minimize the loss of, and maximize the protection of remaining, open space;
- d) locate and landscape driveways and access roads to minimize grading, disruption of open vistas, disruption of agricultural lands, and disruption of natural features and wildlife habitats.
- e) require proposed new wells and septic systems to be located so as not to significantly impair quantity or quality of other water supplies within a quarter mile.
- f) require fire-resistant landscaping, roofing, siding and a zone of fire-retardant or no vegetation around all occupied structures.
- g) design each parcel with road frontage approximately equal to or greater than its depth from a road. (County Planning Department)

Principle

- 2.3 The South Livermore Valley is an important wine growing area that should be preserved and enhanced. Plans and programs should be encouraged to enhance the reputation and character of the Livermore Valley as a premium wine growing area.

Implementation

- 2.3.1 Encourage specific plans, planned unit developments, clustered development, conversion of fallow lands, and other innovative methods that promote and encourage the wine industry. (Planning Departments)

3) Residential Uses

Principle

- 2.4 Residential development on existing Legal Building Sites should be permitted provided that these sites have access to existing roads and residences have adequate public or private water supply for domestic use and firefighting and wastewater treatment and disposal.

New urban residential building sites may be created and new housing permitted within areas that have public water and sewer service. Creation of new residential building sites outside these areas, where private water or sewer systems would be required on parcels smaller than five acres in size, should not be permitted.

Implementation

- 2.4.1 Revise residential zoning as necessary, and apply appropriate large-parcel zoning to lands designated for agriculture. (County Planning Department)
- 2.4.2 Implement County Subdivision, Building and Plumbing Codes. (County Planning, Building and Health Departments)
- 2.4.3 Require a minimum of at least 20 acres per residence where water supplies are to be derived from wells in the main Livermore-Amador Valley groundwater basin. (County Planning and Building Departments)

4) Commercial and Industrial Uses

Principle

- 2.5 Existing commercial and industrial uses authorized by zoning should be retained. Limited new commercial or industrial uses may be permitted in the unincorporated area where these are required to meet long-term needs and no alternative sites within planned urban areas are available.

New highway and convenience oriented commercial facilities and uses, including auto service stations, food service and eating establishments, and non-agricultural retail sales may be permitted in the unincorporated area only where the need for such facilities cannot be met in planned urban areas, and where conflicts with surrounding uses and development intensities are avoided.

Implementation

- 2.5.1 Retain existing zoning of commercial and industrial uses. (County Planning Department)
- 2.5.2 Require market needs assessments with project environmental reviews of new commercial and industrial uses. (County Planning Department)
- 2.5.3 Require permits for new commercial uses outside commercial zone districts to be conditional uses, and allow them only where they would be consistent with the general plan. (County Planning Department)

5) Quarries

Principle

- 2.6 Removal of mineral deposits and earth through mining and grading should be regulated to ensure long-term production, to minimize visual and environmental impacts and to provide for long-term restoration of sites.

Implementation

- 2.6.1 Regulate mining through surface mining permits. Require implementation of reclamation plans. (County Planning Department)

6) Major Public Facilities

Principle

- 2.7 New power, defense, government research and other major public projects should only be located in unincorporated open space areas when no alternative sites or expansions to existing facilities within planned urban areas are available or feasible. Such projects must be designed to minimize resource impacts.

Wherever feasible, existing and new power and utility lines should be consolidated to avoid severance of open space lands, and routed and designed to avoid impacts on scenic qualities.

Implementation

- 2.7.1 Refer proposals to the County for determination of plan consistency. Coordinate facility planning with County and city planning departments. (Utility Agencies, State and Federal Research and Defense Agencies, Local Planning Departments)

- 2.7.2 Consider alternative routes and sites before and during the project environmental review process. (Utility Agencies, State and Federal Transportation, Research and Defense Agencies)

7) Park and Recreation Facilities

Principle

- 2.8 The present system of regional parks should be enlarged as needed to serve long-term needs of residents in the Planning Unit and East Bay.

Regional park facilities should provide areas and facilities to serve a variety of needs, and should be maintained and operated to provide permanent open-space amenities and to minimize on- and off-site impacts on environmental resources and agricultural uses.

Implementation

- 2.8.1 Undertake environmental review of proposed parkland acquisitions and development projects. (Park Districts)
- 2.8.2 Coordinate implementation of parkland acquisition and development programs with County and city planning programs. (Park Districts)

8) Solid Waste Facilities

Principle

- 2.9 Existing solid waste facilities within the unincorporated area should be protected, with provisions for necessary expansion and establishment of new facilities. Due to the difficulty in siting solid waste disposal facilities, ensure availability of landfill capacity for disposal needs of the County beyond the 20 year period of the General Plan.

Implementation

- 2.9.1 Designate in the General Plan sites required for the maintenance and expansion of existing solid waste facilities and for the establishment of new solid waste facilities. (Planning Departments)
- 2.9.2 Coordinate county solid waste management planning with the goals, policies and plans of the Alameda County Waste Management Authority. (County Planning Department)

Principle

- 2.10 Ensure that sufficient landfill capacity is reserved for the solid waste disposal needs of Alameda County prior to allocation of landfill capacity to jurisdictions outside the County. Potential as well as existing sites shall be taken into account.

Implementation

- 2.10.1 Coordinate county solid waste management planning with the goals, policies and plans of the Alameda County Waste Management Authority. (County Planning Department)

Principle

- 2.11 Solid waste facilities should be located where they will not adversely impact residences and other sensitive uses.

Implementation

- 2.11.1 Require compliance of facilities with state minimum standards for solid waste management. Require that separation of the facility from sensitive receptors is sufficient to permit adequate control of possible impacts, including but not limited to noise, odor nuisances, traffic congestion, litter nuisances and vectors. (Planning Departments, Department of Environmental Health, Waste Management Authority)

Principle

- 2.12 No land use should be permitted adjacent to any designated solid waste facility if the use would restrict or preclude the establishment, maintenance or potential expansion of the facility due to incompatibilities with the proposed use, or result in exposure of residential or other sensitive uses to possible adverse impacts of the solid waste facility.

Implementation

- 2.12.1 Assess potential incompatibilities in the environmental review process. Require findings of compliance with the above provisions in actions on proposed uses within one-half mile of designated solid waste facility sites. (Planning Departments)

Principle

- 2.13 Solid waste resource recovery facilities and programs should be retained and/or provided convenient to all residences, businesses and industries.

Implementation

- 2.13.1 Review and, as required, amend zoning and site development standards (County Planning Department)
- 2.13.2 Coordinate county solid waste management planning with the goals, policies and plans of the Alameda County Waste Management Authority. (County Planning Department)

3. Plan Land Use Proposals

Table III.A.3 presents descriptions of Plan land use proposals for subareas of the Planning Unit. The areas indicated correspond to the planning subareas shown in Figure III.A.2. These descriptions supplement and should be used in conjunction with generalized land use proposals shown in Figure III.A.3.

General

The 1977 Plan designations would generally be retained for the urbanized parts of the Planning Unit. Rural and agricultural areas, formerly designated Agricultural, have been shown in two new land use categories: Residential Agricultural and Large-Parcel Agriculture.

Changes in designation reflecting current adopted city General Plans have been made within and surrounding the cities. In addition, changes have been made to reflect post-1977 adopted County Plan Amendments, major Regional Park acquisitions, annexations, BART Board action, and issuance of Quarry Permits.

The land use designations provide compatibility between the County Plan and adopted city plan proposals. The designations reflect city proposals for sites and areas entirely within current city limits. For adjoining unincorporated areas where plans are in place to provide for timely extension of municipal services and facilities, the Plan's land use designations would not conflict with city plans; in several instances, the land use designations indicate rural intensities of use and policies require urban services in the event of development, so that premature urbanization of unincorporated lands does not occur.

Land Use Categories

The following categories correspond to the Land Use Designations shown on Figure III.A.3. Table III.A.2 illustrates how the categories relate to the categories in the Dublin, Pleasanton, and Livermore General Plans.

Rural Residential: Existing, projected or proposed residential uses which typically do not require public water supply or sewer service. Sanitation facilities usually involve septic tank systems. Accessory uses, such as agriculture, do not require sanitation facilities. Includes residential areas in which the average lot size is more than one acre, but typically represents those areas where gross density is one unit per five acres.

Suburban Density Residential: Residential uses, development or subdivisions with a gross density greater than 1.0 units per acre and under 3.5 units per acre.

Low Density Residential: Residential uses, development or subdivisions with a gross density greater than 3.6 units per acre up to 6.6 units per acre.

Low-Medium Density Residential: Residential uses and developments with a gross residential density of 6.7 units per acre and less than 13.2 units per acre.

High-Medium Density Residential: Residential uses and developments with a gross residential density between 13.3 units per acre and 20.9 units per acre.

Major Commercial: Areas intended to provide for a variety of shopping, office and service facilities, that generally serve individual and collective needs of the three urban communities - Livermore, Pleasanton and Dublin.

Industrial: The category provides for industrial, manufacturing and processing uses, as well as for administrative and laboratory uses. On appropriate sites, existing agricultural activities are encouraged to remain until displaced. Agricultural zoning and Williamson Act preserves are appropriate for these sites. The Plan discourages other types of urban uses - residential or commercial - on designated sites.

Major Public: The category includes sites of existing and proposed major public facilities including water and sewage treatment plant sites, publicly-owned watersheds and other water supply lands, major hospitals, the airport, the junior college, and federal and County lands at Camp Parks/Santa Rita. For the larger sites, especially, it is the intent of the Plan that development maximize preservation of open space. Agricultural activities compatible with the public purposes would be appropriate.

Major Park: This Plan incorporates by reference the Master Plans of the East Bay Regional Park District and Livermore Area Recreation and Park District for development of a system of major parklands in the Planning Unit. Park designations are to be consistent with objectives and policies of the County General Plan, including the Open Space Element. Agricultural activities compatible with the recreational purposes would be appropriate.

Sand, Gravel and Rock Extraction: Lands indicated in the Surface Mining Reclamation Plan as adopted by the Board of Supervisors and quarrying permits issued by Alameda County. Agricultural uses are encouraged as interim uses.

Residential Agriculture: This category designates flat and gently sloping lands which are generally suitable for agricultural uses on parcels of 40 acres or more. The category also allows for rural one-family residences, wineries, and other uses compatible with agriculture.

Large Parcel Agriculture: Remote, highly-sloped or significant privately owned open space lands which are generally suitable for extensive agriculture, including grazing, on parcels of 160 acres or more. The category allows for agricultural activities and for other open space and accessory uses, such as range and watershed management, solid waste facilities, wind turbines, and other agricultural and one-family residential structures consistent with site conditions and plan objectives and policies.

Table III.A.2

**Comparison of Planning Unit Land Use Designations
and City General Plan Designations
Livermore-Amador Valley Planning Unit General Plan**

ALAMEDA COUNTY	LIVERMORE	PLEASANTON	DUBLIN
Rural Residential less than 0.9 (1)	--	Rural Density less than 0.2	--
	Rural Residential 0.2 to 1.0	Low Density 0.2 to 2.0 (2)	
Suburban Density 1.0 to 3.5	Urban Low 1.0 to 2.0		
	Urban Low Medium 2.0 to 3.0		
		Medium Density 2.0 to 8.0	Single Family 0.9 to 6.0 (2)
Low Density 3.6 to 6.6	Urban Medium 3.0 to 4.5		
	Urban Medium High 4.5 to 6.0		
Low Medium Density 6.6 to 13.2	Urban High I 6.0 to 8.0		Medium Density 6.1 to 14.0
	Urban High II 8.0 to 14.0	High Density 8.0 and above	
High Medium Density 13.3 to 20.9	Urban High III 14.0 to 18.0		Medium-High Density 14.0 to 25.0

NOTES: (1) All residential densities in the County Plan and the three city plans are calculated per gross acre.

(2) These city residential density categories overlap two of the categories used in the Planning Unit, and have therefore been shown at the higher possible density. Actual development permitted by the cities may be less than shown.

Table III.A.2

page two

ALAMEDA COUNTY	LIVERMORE	PLEASANTON	DUBLIN
Major Commercial(3)	Central Commercial Highway Commercial Community Commercial Service Commercial	Commercial&Offices	Retail/Office
Industrial	Low Intensity Industrial High Intensity Industrial	General and Limited Industrial Business Parks(4)	Business Park/ Industrial(4) Business Park/ Industrial/ Outdoor Storage(4)
Residential & Large-Parcel Agriculture	Agriculture	Public Health & Safety Agriculture & Grazing	Open Space
Major Park	Parks	Parks & Recreation	Parks
Sand, Gravel, and Rock Extraction	Agriculture/ Sand & Gravel overlay	Sand & Gravel Harvesting	--
Major Public (5)	Community Facilities	Public and Institutional	Public/ Semi-Public

NOTES: 3) The "Neighborhood Commercial" designation in Livermore's General Plan is not generally shown on the County's Livermore-Amador Valley Planning Unit Plan Map.

(4) Business Park designations allow for mixed commercial, industrial or office uses. No land use designation in the Planning Unit directly corresponds. These areas have thus been designated Industrial, although it is not expected that they will be (or have been) exclusively developed with industrial uses. The appropriate city plan should be consulted.

(5) Most schools (except for Las Positas Community College) and some other public facilities are not shown on the Plan Map. The appropriate city plan should be consulted for a greater level of detail.

Figure III.A.1

DEVELOPED LAND — 1987
Livermore-Amador Valley Planning Unit

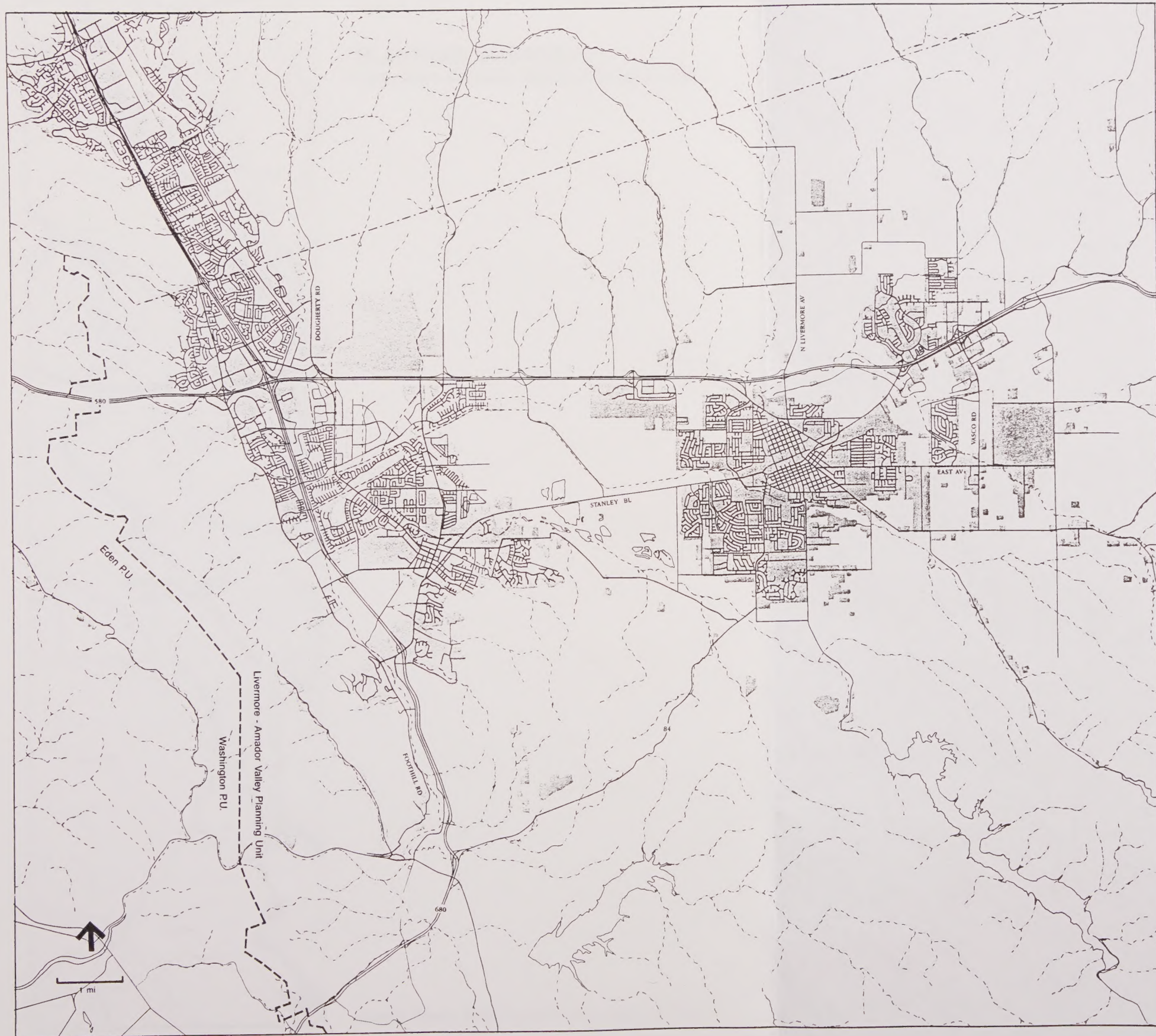


Figure A.2

PLANNING SUBAREAS Livermore-Amador Valley Planning Unit

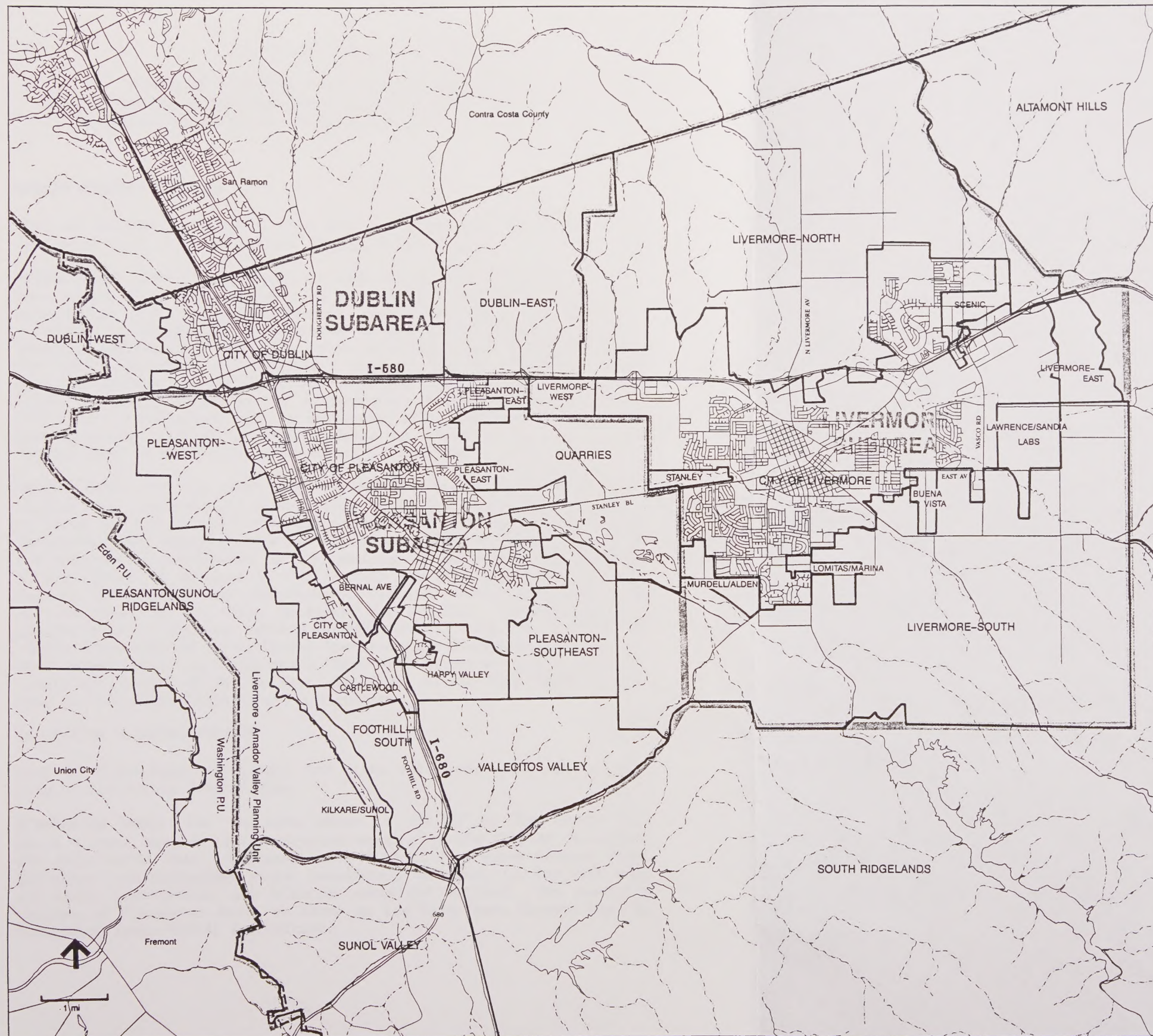


Table III.A.3

Description of Plan Land Use Proposals
(Corresponding to Subareas Identified in Figure III.A-4)
Livermore-Amador Valley Planning Unit General Plan

1. DUBLIN PLANNING SUBAREA

- 1.1 **City of Dublin:** Designate lands within Dublin city limits for urban uses consistent with the adopted City of Dublin General Plan.
- 1.2 **Dublin West:** For the area shown as Agricultural Open Space with Urban Development Potential (AOS/UDP) on the County Open Space Element Map, acknowledge City of Dublin General Plan Guiding and Implementation Policies for Residential Development within this unincorporated area. Pending formulation of specific urban development and service plans by the city, designate for AOS/UDP. Support use of phasing plan to minimize impacts on remaining and permanent agricultural uses and to allow for timely nonrenewal of Agricultural Preserve Land Conservation Contracts. Development must be consistent with environmental policies. The remaining portion of Dublin West, as shown on the Open Space Element Map, is designated Large Parcel Agriculture.
- 1.3 **Dublin East:** For the area shown as AOS/UDP on the County Open Space Element Map, acknowledge adopted City of Dublin proposals and guiding policies for its Extended Planning Area of "low coverage Business Park/Industrial" for approximately 700 acres, extension of Dublin Boulevard, and residential development in the remainder of the area. Recognize the City's intent to prepare an East Dublin Specific Plan for the area. Pending formulation and adoption of specific urban development and service plans by the City, designate for AOS/UDP. Support use of a phasing plan to minimize impacts on agricultural uses and to allow for timely nonrenewal of Agricultural Preserve Land Conservation Contracts. Development must be consistent with environmental policies. The remaining portion of Dublin East, as shown on the Open Space Element Map, is designated Large Parcel Agriculture.

2. PLEASANTON PLANNING SUBAREA

- 2.1 **City of Pleasanton:** Designate for urban uses consistent with adopted City of Pleasanton General Plan.
- 2.2 **Pleasanton West:** For the area shown as AOS/UDP on the County Open Space Element Map, designate portions annexed to the City of Pleasanton for residential uses, consistent with City of Pleasanton General Plan. Designate unincorporated areas immediately adjacent to Foothill Road for Rural Residential, and hillside areas for AOS/UDP. The remaining portion of Pleasanton West, as shown on the Open Space Element Map, is designated Large Parcel Agriculture.

- 2.3 **Bernal Avenue:** Designate San Francisco Water Department lands east of I-680, as Low Density Residential, and show a proposed arterial road per the City of Pleasanton's adopted plan to extend Valley Avenue as a "Thoroughfare." The designation reflects the City of Pleasanton General Plan proposal for mixed urban (residential, commercial, park and school) uses, to be determined by a Specific Plan. . Apply the AOS/UDP designation west of I-680.
- 2.4 **Castlewood:** Designate about 260 acres (closest to Foothill Road) as Suburban Residential and Major Park to reflect existing conditions. Retain the Rural Residential designation on the upper roughly 100 acres. Further subdivision of these upper lands should be discouraged in view of steep slopes and difficulty of extending services. New residential development on public water and sewer systems should be permitted. Possible future annexation to the City of Pleasanton should be studied.
- 2.5 **Foothill South:** Designate about 770 acres (EBRPD's Pleasanton Ridge-lands Park) as Major Park, and apply the Large Parcel Agriculture, AOS/UDP (as shown on the County Open Space Element Map) and Rural Residential designations on the remainder.
- 2.6 **Vallecitos Valley:** Retain Industrial designation of developed and developable portion of the General Electric facility. Designate San Francisco Water District lands as Major Public. Since there are no current plans to extend public services to this area, apply the AOS/UDP designation as shown on the County Open Space Plan Map and retain Large-Parcel Agricultural on the remainder.
- 2.7 **Happy Valley:** Retain Rural Residential designations. Designate remaining lands for AOS/UDP. Creation of new building sites is discouraged due to sewage disposal problems. Acknowledge City of Pleasanton proposals for suburban residential use in the future.
- 2.8 **Pleasanton Southeast:** Apply AOS/UDP designation within the area identified on the County Open Space Element Map. Remaining lands are designated for Large-Parcel Agriculture. Acknowledge City of Pleasanton proposal for Rural Residential on a portion.
- 2.9 **Pleasanton East:** Designate portions annexed to the City of Pleasanton and immediately adjacent areas for Suburban, Low, and Low-Medium Density Residential per the city Plan.
- Designate unincorporated areas for Low-Density Residential, Commercial, and Industrial uses in accordance with the Pleasanton General Plan and a draft Specific Plan prepared for this area.
- 2.10 **Quarries:** Retain existing Sand, Gravel and Rock Extraction and Major Park designations. Recognize that upon required reclamation, mined-out quarry areas may be available for public use.

- 2.11 **Kilkare/Sunol:** Retain existing Rural Residential and Low-Density Residential designations, recognizing existing limited commercial uses and allowing limited new residential development on existing building sites.
- 2.12 **Sunol Valley:** Retain existing Sand, Gravel, and Rock Extraction, designate SFWD lands as Major Public, and designate the remainder for Large-Parcel Agriculture.
- 2.13 **Pleasanton/Sunol Ridgeland:** Designate about 710 acres (EBRPD's Pleasanton Ridgeland Park) as Major Park and retain existing Open Space designations as Large-Parcel Agriculture (including portion within the City of Hayward per the City general plan) on remainder.

3) **LIVERMORE PLANNING SUBAREA**

- 3.1 **City of Livermore:** Designate for urban uses consistent with adopted City of Livermore General Plan.
- 3.2 **Livermore South:** Recognize that the County and Cities of Livermore and Pleasanton are preparing a Specific Plan for the South Livermore Valley. Apply the AOS/UDP designation within the area shown as AOS/UDP on the County Open Space Element Map. Outside this area, designate for a Large-Parcel Agriculture, with the following exceptions:
- . fronting East Avenue between Vasco and Greenville Roads, designate areas adjacent to Sandia Laboratories and west of the South Bay Aqueduct for Industrial use, consistent with the Laboratory short-term master plan.
 - . along Arroyo del Valle between Isabel Avenue and Route 84, retain designation of lands considered as a regional construction aggregate resource for Sand, Gravel and Rock Extraction.
 - . along Arroyo del Valle east of Holmes Avenue, retain designation of Sycamore Grove Regional Park (LARP) as a Major Park.
- 3.3 **Murdell/Alden, Lomitas/Marina, Buena Vista:** Retain Rural Residential designations, allowing limited new development on existing building sites. Remaining lands are designated AOS/UDP.
- 3.4 **Lawrence/Sandia Labs:** Retain Industrial designation to facilitate continuation of Industrial/Research uses.
- 3.5 **Scenic:** Designate for Suburban Residential and other uses south of Scenic Avenue; include a new road alignment pursuant to City of Livermore Northside Area "A" General Plan.
- 3.6 **Livermore North:** Retain existing Major Public designation. Designate areas annexed to the City of Livermore and immediate surrounding areas for residential and park uses, per the adopted City General Plan. Recognize the Vasco Road Sanitary Landfill as

a use in the area, consistent with County policies for solid waste facilities. Designate lands as AOS/UDP as shown on the County Open Space Element Map. Designate remaining lands for Large-Parcel Agriculture. Acknowledge the ongoing City of Livermore Northside Areas "B" and "C" Land Use Study in this area. If land use and service plans for urbanization of these areas are adopted, support use of phasing plan to minimize impacts on existing agricultural uses.

- 3.7 **Livermore West:** Retain Industrial designations. Designate remaining area (about 40 acres) for AOS/UDP.
- 3.8 **Livermore East:** Retain and revise existing Industrial designation in conformance with General Plans and zoning. Designate lands for AOS/UDP, as shown on the County Open Space Element Map. Designate remaining lands for Large-Parcel Agriculture.
- 4) **SOUTH RIDGELANDS AND ALTAMONT HILLS AREAS:** Designate as Large-Parcel Agriculture with the following exceptions:
- . Designate park and recreation areas owned by the East Bay Regional Park District and State of California as Major Parks
 - . Designate the publicly-owned watersheds of San Antonio and Calaveras Reservoirs as Major Public
 - . Designate Alameda Creek lands, including the east side of the Sunol Valley, owned by the San Francisco Water Department, as Major Public
 - . Designate quarry site on Apperson Ridge (subject to County permit to remove aggregate materials and reclaim the site after use) for Sand, Gravel, and Rock Extraction.
 - . Recognize the Altamont Sanitary Landfill as a use in the area, consistent with County policies for solid waste facilities.
- 5) **CENTRAL VALLEY AREA:** [NOT SHOWN ON FIGURE III.A.4. Includes all areas north and east of Delta-Mendota Canal] Designate State and Federal Water Project lands as Major Public, Bethany State Recreation Area as Major Park, and the remainder for Large-Parcel Agriculture.

LIVERMORE AMADOR VALLEY PLANNING UNIT
GENERAL PLAN
(A PART OF THE ALAMEDA COUNTY GENERAL PLAN)



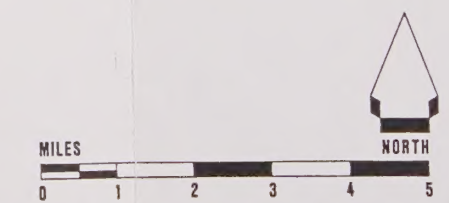
LAND USE

RESIDENTIAL	
[diagonal lines]	RURAL 0.9 HU/GRA or LESS
[vertical lines]	SUBURBAN 1.0-3.5 HU/GRA
[horizontal lines]	LOW 3.6-6.6 HU/GRA
[cross-hatch]	LOW MEDIUM 6.7-13.2 HU/GRA
[solid dark grey]	HIGH MEDIUM 13.3-20.9 HU/GRA
[solid medium grey]	MAJOR COMMERCIAL
[solid light grey]	INDUSTRIAL
[diagonal cross-hatch]	SAND, GRAVEL, AND ROCK EXTRACTION
[stippled]	MAJOR PUBLIC
[solid dark grey]	MAJOR PARKS
[stippled]	AGRICULTURAL OPEN SPACE with Urban Development Potential
[white]	LARGE-PARCEL AGRICULTURAL

CIRCULATION

EXISTING	PROPOSED
[solid line]	[dashed line] FREEWAY
[solid line]	[dashed line] MAJOR ROADWAY
[solid line]	[dotted line with circles] RAPID TRANSIT

Note: Land Use designations within the Planning Unit's cities approximate the designations of the individual city general plans as of 1989. The general plans of Hayward, Dublin, Pleasanton and Livermore, however, should be consulted for official local plan policy in these areas.



ADOPTED BY THE ALAMEDA COUNTY BOARD OF SUPERVISORS DECEMBER 12, 1989

EXISTING FREEWAY AND REGIONAL ARTERIAL NETWORK

Alameda County Planning Department, December 1987

B. Housing

1. Findings

a. Population Characteristics

- 1) The population of the Planning Unit has grown from 29,240 in 1960 to 127,435 in 1987, with the most rapid growth in the 1960's, when the population increased by 210 percent.
- 2) The Planning Unit's share of total County population has also increased, from three percent in 1960 to ten percent of the total in 1987.
- 3) As of 1988, approximately 97 percent of the total Planning Unit population was in the cities of Livermore (56,445, 43%), Pleasanton (48,482, 37%), and Dublin (22,047, 17%). Three percent of the Planning Unit population (approximately 4,020 persons) was in surrounding unincorporated rural residential and agricultural areas.
- 4) In common with the region and nation, the Valley's population is aging. From 1970 to 1980 the percentage of persons 18 or younger has declined, while the percentage of persons over 45 and over 65 has increased.

b. Household Characteristics

- 1) The number of households in the Planning Unit increased from 8,500 in 1960 to 33,500 in 1980, and in 1987 was approximately 42,800.
- 2) Since 1970, the number of households increased at a greater rate than the population, indicating a decline in the average household size.

Household Heads

- 3) The percentage of households headed by women increased, from about 4.5 percent in 1970 to 7.5 percent in 1980. This percentage was still lower than the countywide figure (9 percent in 1970, 12 percent in 1980).
- 4) Approximately 9.5 percent of households are headed by persons 65 years or older. This was also less than for the County as a whole (17 percent).

Household Income

- 5) In 1980 more than half of Planning Unit households had above-moderate incomes. Twenty percent of Valley households had moderate incomes, while 24 percent had low or very low incomes. Countywide, thirty-five percent of households had above-moderate incomes, 20 percent had moderate incomes, and 43 percent had low or very low incomes.

c. Housing Characteristics

- 1) The housing supply has increased from 8,776 units in 1960 to 22,680 in 1970, to 34,653 in 1980, and to an estimated 44,919 units in 1988.

- 2) Most housing is in the cities. In 1988 6,083 units were in Dublin, 19,983 in Livermore, and 16,743 in Pleasanton. Only five percent of total units were in the surrounding unincorporated areas.

Units by Type of Structure

- 3) Although the Planning Unit housing supply is predominantly single family detached units, an increasing percentage of units is in multi-family structures. In 1970 approximately 11 percent were in multi-family structures. This increased to 14 percent in 1980 and to 18 percent of total units in 1988.

Tenure

- 4) In 1980 three-quarters of units were owner-occupied, one-quarter renter-occupied.

Condition

- 5) Although there are some pockets of deteriorating housing, most units in the Planning Unit have been constructed since 1950, and are in good condition and adequately maintained.
- 6) In 1980 overcrowding was reported for only two percent of all units.

Value/Rents

- 7) In 1980, median value of owner-occupied houses was \$88,300, above the countywide median of \$84,900. Median values ranged from \$86,100 in Livermore to \$88,300 in Dublin to \$114,000 in Pleasanton. The median value of owner-occupied houses in the unincorporated area was \$143,000.
- 8) In 1980, median contract rent of the Valley's roughly 8,100 rental units was \$307, thirty percent higher than the county median rent. Median rents ranged from \$290 in Livermore, to \$313 in Pleasanton, to \$366 in Dublin.

Sale/Resale Prices

- 9) The relatively high housing values and rents in the Planning Unit, and variations in these factors within the Planning Unit, generally reflect differences in the age and size of units. Most housing in the Valley has been built since 1960 (80 percent of total units in 1980 -- 90 percent in Dublin and Pleasanton and 74 percent in Livermore), compared to 37 percent countywide. The median size of units in the Valley was 6.1 rooms (6.4 in Dublin, 6.6 in Pleasanton, 5.7 in Livermore), compared to 4.8 rooms per unit countywide.
- 10) Sale and resale prices remain high. 1985 median prices of resold single family homes ranged from \$115,000 in Livermore to \$120,000 in Dublin to \$150,000 in Pleasanton. Median prices of new single family homes ranged from \$130,000 in Livermore to \$140,000 in Dublin to \$172,000 in Pleasanton. By 1988, average sales prices had climbed to \$171,000 in Livermore, \$173,000 in Dublin, and \$232,000 in Pleasanton.

d. Housing Supply vs. Housing Needs

- 1) The Planning Unit as a whole has a good mix of housing, varied as to type, size and tenure, although there is less variation within individual communities. The cost of most housing, however, is beyond the means of many households wishing to live in the area, particularly lower-wage employees, first-time buyers, retired and disabled persons.
- 2) In 1980, 22 percent of the Planning Unit's 21,700 owner households paid more than 30 percent of income on housing, compared to 19 percent of owner households countywide. Thirty-six percent of 8,500 renter households paid more than 30 percent of income on housing, compared to 40 percent of renter households countywide.
- 3) About 52 percent of the Planning Unit's 4,400 very low- and low-income owner households, and 14 percent of its 17,300 moderate- and above-moderate income owner households paid more than 30 percent of income on housing.
- 4) More than half of some 5,100 very low- and low-income renter households and 5 percent of 3,400 moderate- and above-moderate-income renter households paid more than 30 percent of incomes on housing.
- 5) Housing costs probably were an economic burden for those low- and very low-income owner and renter households paying more than 30 percent of income for housing. This was probably less of an issue for most moderate- and above-moderate income households.

e. Housing Constraints

- 1) Constraints to increasing the supply of housing, and to the development of housing affordable to all income groups, are local, regional and national in origin. Local constraints include:
 - . Community and neighborhood opposition to certain residential projects, particularly those proposed within or near to established residential areas which differ significantly from existing units in terms of type, density or value.
 - . Limited capacity in infrastructure (e.g., schools, recreation and parks, streets and highways, water supply, and sewage treatment and disposal capacity).
 - . Adopted general plans and zoning which restrict the amounts of land available for residential use, as well as the location, density and phasing of residential development.
 - . The low supply and high cost of land for residential use, and the limited ability of residential developers to effectively compete with commercial and industrial developers for available land.

Constraints of regional, state or national origin include:

- . Some cutbacks in federal and state funding assistance for housing, particularly that serving very low- and low-income households as well as other housing need groups (e.g., young, elderly, disabled).
- . The high cost of money to finance housing construction and purchases, reflecting national economic conditions and economic policies.

f. Housing Programs

- 1) Each of the cities has housing programs in place to provide housing that is varied in density, type and tenure; to provide housing that is affordable to all income groups and households with special needs; to preserve and upgrade existing housing and residential areas; and to minimize adverse impacts of housing on the environment. County housing programs focus primarily on unincorporated urban areas outside the Planning Unit.
- 2) Programs addressing housing choice include:
 - . General Plan and zoning programs providing variety in residential densities.
 - . Provision for secondary units in single family residential areas.
 - . Provision for housing to serve individuals and households with special needs.
 - . Flexibility in residential growth management policies to encourage housing variety.
 - . Regulation of condominium conversions to maintain supplies of rental housing.
- 3) Programs addressing housing affordability include:
 - . Adoption of general plan housing affordability goals.
 - . Participation in available state and federal housing assistance programs, particularly programs for very low- and low-income households, and programs for special housing needs.
 - . Promotion of new housing legislation and programs.
 - . Incentives and requirements for inclusion of low and moderate cost housing.
 - . Provision of economic assistance for housing costs (e.g., mortgage revenue bonds) to low- and moderate-income households.
- 4) Programs addressing housing conservation include:
 - . Housing maintenance and rehabilitation programs, including financial and technical assistance.
 - . Neighborhood maintenance and improvement programs.
 - . Infrastructure upgrade programs.

g. Short-Term Housing Needs

- 1) ABAG develops short-term (10 year) projections of housing needs, defining a community's "fair share" numerical goal in providing housing for all income groups in the region. ABAG's 1983 Projected Housing Need for the Planning Unit (1980-1990) totals 11,061 units, including 21 percent

affordable to very low-income households, 15 percent affordable to low-, 21 percent to moderate-, and 43 percent affordable to above-moderate income households. These rates vary somewhat from community to community.

- 2) Information on housing completions and approved projects indicate that all of the cities should reach their total unit goals. Programs and requirements are also in place to support attainment of goals for moderate-, above-moderate and most low-income housing.
- 3) Provision of very low-income housing requires non-local funding. It is not likely that goals for this income sector can be achieved, due to significant cutbacks in federal housing assistance.

h. Long-Range Housing Projections

- 1) ABAG, in Projections '87, projects that the number of households (occupied housing units) in the Planning Unit will increase from 33,600 in 1980 to 69,300 in year 2005, more than doubling the housing stock. Almost all this increase is projected to occur within the cities' Spheres of Influence.
- 2) The number of households in the Livermore area is projected to increase from 16,800 to 28,000 units. In the Pleasanton area, the number of households will increase from 11,400 to 25,200. In the Dublin area, the number is projected to increase from 4,000 to 14,300.
- 3) The number of units required to house projected year 2005 households would be approximately 90 percent of the residential capacity of adopted city general plans.

Dublin: The Dublin General Plan (adopted February 1985) provides capacity for about 14,700 housing units, compared to some 14,300 households projected by ABAG for year 2005. Half of the city's residential holding capacity would be within the current city limits, and half within a larger Extended Planning Area to the west and east. Estimates for the Extended Planning Area may change as a result of future studies.

Livermore: The Livermore General Plan, as amended through 1988, provides for about 34,500 housing units, compared to about 28,000 households projected for the Livermore area in the year 2005. Substantial additional residential capacity may be added in the north Livermore area (Las Positas Valley and west), currently under study by the City, although phasing of development in this area must be consistent with City residential growth management policies.

Pleasanton: The Pleasanton General Plan (adopted September 1986) provides capacity for approximately 29,000 housing units. ABAG projects 25,200 households for the Pleasanton Planning Area by year 2005.

- 4) The demand for housing in the Valley would be fueled by sustained regional economic growth and by substantial growth in commercial, industrial and office employment in the Livermore-Amador and adjoining San Ramon Valleys. Accommodation of future housing demand in the Valley, as projected, also assumes that there will be no significant infrastructure constraints.

2. Housing Policies

1) Housing Opportunity

OBJECTIVE 1: To ensure that sufficient housing opportunities are available to serve projected needs and to adequately provide for households of varying socio-economic characteristics.

Principle

- 1.1 An adequate supply of housing should be provided within the Planning Unit and, to the extent possible, within each community to provide for projected demand.
- 1.2 An adequate mix of housing should be provided consistent with the needs of all household types and income groups.

Implementation

- 1.1.1 Monitor changes in land available for residential development and compare to changes in local and regional housing needs, including changes in demographic and socio-economic factors affecting such needs. As required, undertake joint-agency studies to consider possible amendments to local plans. (Planning Departments, Housing Agencies, ABAG)
- 1.1.2 Plan and zone lands to provide a variety of residential densities and housing types within the Planning Unit. (Planning Departments)
- 1.1.3 Establish guidelines for the provision of very-low, low- and moderate-income housing in residential developments. (Planning Departments)
- 1.1.4 Consider use of incentives to encourage construction of housing for low- and moderate-income and special needs households. (Planning Departments)
- 1.1.5 Consider use of housing impact mitigation for major commercial, office and industrial (employment-generating) projects. (Planning Departments)
- 1.1.6 Review and where appropriate revise governmental procedures to prevent unnecessary delays in processing residential development applications. (Planning Departments, Public Works Agencies, Special Districts)
- 1.1.7 Support federal, state and local housing legislation and programs to address identified needs. (Cities and Counties, Housing and Community Development Programs)
- 1.1.8 Evaluate potential impacts of public and private projects on existing housing supply. Require that adequate replacement housing is provided when projects would result in substantial losses of very low, low or moderate cost housing units. (Planning Departments)

1.1.9 Promote public education on housing problems and needs as a means of gaining public support for low- and moderate-income housing. (Planning Departments, Housing and Community Development Programs)

1.1.10 Promote interagency coordination of housing programs. (Cities, Counties)

2) Quality of Housing and Residential Areas

OBJECTIVE 2: To provide sound housing in safe and attractive residential neighborhoods.

Principle

2.1 All housing should be adequately maintained and, where required, rehabilitated to protect the health and safety of residents.

Implementation

2.1.1 Enforce applicable provisions of housing and building codes. (Building Inspection Departments)

2.1.2 Continue housing rehabilitation programs. (Housing and Community Development Programs)

2.1.3 Support home improvement tax deductions and other economic incentives for residents to maintain and/or upgrade the quality of housing. (Cities and County, Congress and State Legislature, Housing and Community Development Programs)

2.1.4 Provide low interest loans and technical assistance to stimulate neighborhood and community improvement. (Planning Departments, Housing and Community Development Programs, Building Inspection Departments)

2.1.5 Encourage research in innovative techniques of financing, constructing and rehabilitating housing. (Cities and Counties, Planning Departments)

Principle

2.2 The quality of residential neighborhoods should be maintained and, where needed, improved.

Implementation

2.2.1 Require that environmental reviews of projects consider impacts on the quality of residential neighborhoods. (Planning Departments)

2.2.2 Evaluate the need for public facilities and services to serve existing and planned residential areas. Provide adequate funds to establish, improve, and maintain needed facilities and services. (Planning and Public Works Agencies, Service Agencies)

3) Equal Housing Opportunity

OBJECTIVE 3: To ensure equal housing opportunity for all persons and households regardless of race, religion, sex, age, marital status, ancestry, national origin, color, or physical ability.

Principle

- 3.1 All persons or agencies that finance, sell or rent property should be required to do so without regard to race, religion, ancestry, sex, marital status, age, national origin, color, or physical ability, in accord with state and federal law.

Implementation

- 3.1.1 Continue to support organizations active in investigating and resolving problems of housing discrimination. (Housing and Community Development Programs, Cities, County)

C. Transportation

1. Findings

a. Roadways

Freeways

- 1) The Planning Unit is served by two major interstate highways:
 - . I-580, an eight lane east-west freeway, extending from Interstate 5 near Tracy to Interstate 80 in Emeryville, and connecting the Planning Unit with the San Francisco Bay Area to the west and with the Central Valley to the east; and
 - . I-680, a six lane north-south freeway, extending from Interstate 280 in San Jose to Interstate 80 near Fairfield, connecting the Planning Unit with cities in the San Ramon Valley and central Contra Costa County to the north, and with Fremont and the Santa Clara Valley to the south.
- 2) In the Livermore-Amador Valley, I-580 has eleven interchanges including, from east to west: Greenville Road, Vasco Road, First Street, North Livermore Avenue, Portola Avenue, Airway Boulevard, El Charro Road, Santa Rita Road/Tassajara Road, Hopyard Road, I-680 and San Ramon Road/Foothill Road.

West of the Livermore-Amador Valley, interchanges are provided to I-580 at Eden Canyon Road in Dublin Canyon, and at four locations in Castro Valley. Mainline and interchange improvements have recently been made along this portion of the freeway. East of the Livermore-Amador Valley, interchanges are provided at the I-580 connections with N. Flynn Road, Grant Line Road, and Interstate 205.

- 3) I-680 has four interchanges in the Valley, with Sunol Boulevard, Bernal Avenue, I-580, and Alcosta Boulevard.

North of the Livermore-Amador Valley, I-680 has six interchanges in the San Ramon Valley. South of the Livermore-Amador Valley, I-680 has four interchanges in the Sunol Valley, with Vallecitos Road (SR 84), Calaveras Road, Andrade Road, and Sheridan Road, and two in the Mission Pass area, with Mission Canyon Road and Vargas Road.

Regional Arterial Network

- 4) Key existing arterials in the Livermore-Amador Valley Planning Unit, shown in Figure III.C.1, include:
 - . In the rural part of the Planning Unit:
 - . Niles Canyon Road
 - . Vallecitos Road (State Route 84)
 - . Mines Road

- . Tesla Road
- . Altamont Pass Road
- . Vasco Road
- . North Livermore Avenue/Highland Road
- . In the Pleasanton area:
 - . Foothill Road
 - . Hopyard Road
 - . Santa Rita Road
 - . First Street
 - . Sunol Boulevard
 - . Stanley Boulevard
 - . Stoneridge Drive
 - . West Las Positas Boulevard
 - . Hacienda Drive
 - . Bernal Avenue
- . In the Livermore area:
 - . Greenville Road
 - . Vasco Road
 - . Livermore Avenue
 - . First Street/Holmes Street
 - . Airway Boulevard
 - . Kitty Hawk Road
- . In the Dublin area
 - . Dublin Boulevard
 - . San Ramon Road
 - . Tassajara Road
 - . Dougherty Road

Operating Conditions

- 5) As of 1985 (per TJKM Transportation Consultants, "Tri-Valley Transportation Study 85," September 1986), traffic conditions in the Planning Unit were at acceptable levels with the exception of a small number of intersections, freeway segments, and freeway interchanges:
- . During peak travel periods, the mainline and most ramps on I-580 operated well below capacity. Exceptions occurred at the Portola Avenue on-ramp in Livermore, the eastbound Hopyard Road on-ramp in Pleasanton, the eastbound and westbound ramps from I-680, and the westbound on-ramp from San Ramon Road/Foothill Road.
 - . Mainline and ramps at most locations on I-680 operated well below capacity. Interchanges with ramps approached unstable northbound flows at I-580, at Alcosta Boulevard in Dublin, and at Crow Canyon Road and Sycamore Valley Road in the San Ramon Valley. The only southbound ramps approaching slight delays were the on and off-ramps at the interchange with I-580. Some congestion also occurred along the mainline at this interchange.

- . Most major arterials and intersections throughout the Planning Unit operate adequately, with slight or no delay with stable flows. Unstable flows with tolerable delays are experienced during peak travel periods at several locations. These include:

Pleasanton Area:

- . I 580 westbound off-ramp at Dougherty Road
- . I-580 eastbound on-ramp at Hopyard Road.

Livermore Area:

- . I-580 eastbound off-ramps at South Vasco Road
- . South Vasco Road at Patterson Pass Road
- . South Vasco Road at East Avenue
- . First Street between I-580 and Portola Avenue

Dublin Area:

- . I-580 westbound ramps at San Ramon Road
- . San Ramon Road at Amador Valley Boulevard
- . San Ramon Road at Dublin Boulevard
- . Dougherty Road at Dublin Boulevard

Programmed and Proposed Improvements

- 6) A number of projects on I-580, funded totally or in part by Livermore and Pleasanton, have been programmed. These affect interchanges and overcrossings at the I-580/I-680 interchange, at Hopyard Road, Stoneridge Drive, Santa Rita Road, and Hacienda Drive in Pleasanton, and Collier Canyon Road and Airway Boulevard in Livermore.
- 7) The City of Livermore is considering a new interchange with I-580 at Kitty Hawk Road, to serve traffic generated by approved business and industrial projects and to coincide with the proposed Route 84 reconstruction.
- 8) Several improvements to I-680 have been programmed. These include widening the freeway from 6 to 8 lanes between Walnut Creek and I-580, and from 4 to 6 lanes between I-580 and Route 238 in Fremont. Interchange improvements have also been programmed in the San Ramon Valley in anticipation of increases in traffic generated by proposed residential, commercial and light industrial developments.

Pursuant to Measure B, County voters in 1986 approved an addition to the sales tax to support several high-priority transportation projects. In the Livermore-Amador Valley Planning Unit, these include the extension of BART through Dublin Canyon, improvement of the I-580/I-680 interchange, and the construction of a Route 84 expressway.

b. Transit

- 1) BART express bus service was initiated in 1974 to serve areas within the BART District not currently served by the rail system. Communities in the Livermore-Amador and San Ramon Valleys are served by four lines. The "D" route provides service between Dublin and the Walnut Creek BART station.

The "UL" line links the Lawrence Livermore Laboratory with downtown Livermore, downtown Dublin, and the BayFair BART station. The "U" line connects downtown Livermore and downtown Pleasanton via Stanley Boulevard, with Dublin via Valley Avenue and Hopyard Road, and proceeds to the Hayward BART station. The "UP" line connects downtown Pleasanton and the Hopyard/Valley Avenue area with Dublin and the BayFair BART station.

- 2) The Livermore-Amador Valley Transit Authority (LAVTA) began service in 1986. Its "WHEELS" system includes several bus routes in Pleasanton, Livermore and Dublin. The service provides intra-city transit within the Planning Unit and connections to the BART feeder service. LAVTA also operates a local dial-a-ride system using vans.
- 3) Greyhound/Trailways Bus Lines has a stop in Livermore on its inter-city service. Lawrence Livermore Laboratory also provides contractual bus service for its employees from Stockton, and is considering providing bus service from Modesto.

Programmed and Proposed Improvements

- 4) BART has adopted a fixed rail alignment to eventually extend service from the BayFair BART station along the Route 238 and I-580 rights-of-way to East Livermore via stations in Castro Valley, Dublin, Pleasanton and West Livermore.

In December 1987, BART Directors approved construction of the transit rail line through Dublin Canyon, with stations in Castro Valley and Dublin. Engineering is scheduled to begin in 1988. Station sites have been acquired at both locations, and the line is scheduled to open in about 1998. Most of the construction will be financed from the Measure B sales tax, from Bay Bridge toll revenues, and from federal grants. The new line is projected to carry 24,400 daily passengers by year 2005, provided riders do not have to transfer to SF bound trains at the BayFair station. Initially, the line would not carry enough passengers to justify direct, no-transfer service to San Francisco.

Currently there are no available funds for the Dublin-to-Livermore portion of the BART line.

- 5) Transit facilities are also being considered along abandoned sections of Southern Pacific Railroad rights-of-way in the San Ramon Valley, parallel to Stanley Boulevard in the Livermore-Amador Valley, and through Altamont Pass to the San Joaquin County line. Rights-of-way have been acquired by Alameda County and Contra Costa County as they have become available. The two Counties seek to connect these rights-of-way with other existing routes as needed so as to provide transportation corridors. They have sponsored feasibility studies to determine the transit (or other transportation) system(s) best suited for these corridors. The City of Livermore has also suggested establishment of light rail transit service along the roadway corridor north of I-580.

c. Future Transportation Conditions

Changes in Commuter Travel Characteristics

- 1) In 1980 roughly half of the employed residents of Livermore-Amador Valley both lived and worked in the area. By the year 2005, it is projected that approximately 61 percent of employed residents will live and work locally.

Nevertheless, a substantial number of future jobs would be held by workers commuting from other areas, and a substantial number of Valley residents are projected to commute to jobs outside the Planning Unit. Job centers elsewhere in Alameda County will continue to be primary destinations of Valley out-commuters. However, a growing number of Valley residents will also be commuting to jobs in the San Ramon Valley. Substantial numbers of Valley workers will continue to in-commute from central parts of Alameda County and from the San Ramon Valley. An increasing percentage is also expected to come from northeastern parts of Contra Costa County.

Convenience to new jobs in the Bay Area and relative affordability of new housing has also begun to support increased residential development of the Tracy vicinity. Increased commuting to Bay Area jobs is also expected from other parts of the Central Valley that will experience substantial amounts of residential growth.

Trends and Impacts

- 2) Most impacts on major transportation facilities in the Planning Unit that are expected to result from projected growth within the Livermore-Amador Valley and elsewhere in the region, are assessed in the Metropolitan Transportation Commission's (MTC) "Year 2005 Travel Trends and Highway Impacts Report, I-680/I-580 Corridor Study, Phase II," August 1986. MTC's initial findings assume completion of programmed improvements, a "base case" against which other system alternatives can be measured. Findings for the Planning Unit and adjoining areas are summarized below.

Major Trends

- . Total peak period (a.m.) vehicle trips made on highways in eastern Alameda and Contra Costa counties (MTC Study Area) are projected to increase by 88 percent over 1980 levels.
- . Of the entire I-580/I-680 Study Area, the Livermore-Amador Valley is expected to have the largest numerical increase in trip destinations and trip origins. This area would become the largest importer of trips from outside the MTC Study Area, and the largest exporter of trips to outside the Study Area.
- . The Danville-San Ramon area will see large percentage increases in trips in all categories. The area will grow primarily as a trip destination district, while eastern Contra Costa County will grow primarily as a trip origin district.

Figure III.C.1

EXISTING FREEWAY AND REGIONAL ARTERIAL NETWORK

Livermore - Amador Valley Planning Unit,
San Ramon Valley



- 2) Alameda County is sponsoring a comprehensive Countywide Transportation Plan, involving other agencies (including all cities and transit operators) in the County. The principal objectives of this program will be to develop general consensus on the nature of transportation problems in the county and on appropriate priorities and strategies for their solution.
- 3) Transportation analyses have been prepared for recent comprehensive plan revisions for Pleasanton and Dublin, as well as for cities in the San Ramon Valley. The City of Livermore is considering a draft comprehensive update to its General Plan Circulation Element. A number of smaller area studies have been or are being prepared by the local jurisdictions. These studies focus primarily on local problems and solutions.
- 4) Within the Valley area, the need for local agency cooperation in areawide transportation planning is recognized and is currently being studied by the two counties and five cities. It is expected that any such local program can and should be coordinated with the Countywide study.

2. Transportation Policies

OBJECTIVE 1:

- . To provide for the travel needs of all residents and workers;
- . To reduce traffic congestion in major activity areas and along major transportation corridors;
- . To provide for efficient and effective use of limited funding sources available for development, operation and maintenance of transportation facilities and services.

Principle

- 1.1 A comprehensive and coordinated system of transportation facilities, services and programs should be provided throughout the Planning Unit. The system should include transit facilities and services and streets and highways within each community and between these and other urban areas; and transportation system management programs.

Implementation

- 1.1.1 Create a new program, and appropriate policy and technical advisory entities, to develop a plan for valleywide transportation facilities and services needed to serve planned/projected development. Coordinate with the current Countywide Transportation Plan program. (Cities, County, Transit Operators)
- 1.1.2 Develop coordinated traffic monitoring to measure ongoing changes in traffic conditions. (Cities, County, Caltrans)
- 1.1.3 Require transportation impact assessment of major projects. Consider adoption of performance standards for such projects, including standards to address impacts on both local and regional transportation facilities. (Cities, County)

- 1.1.4 Continue to protect corridors, including surplus railroad rights-of-way, which may be needed for future transportation facilities. (Cities, County)
- 1.1.5 Adopt policies and requirements for transportation system management for major developments and employers, encouraging such measures as car and van-pooling, use of public transit, bicycle use, and flexible work hours. (Cities, County)
- 1.1.6 Encourage integrated and coordinated management of all elements of the transportation system, particularly coordination of local and regional transit services. (Cities, County, MTC, Transit Operators)

OBJECTIVE 2: To provide for efficient transit service between Valley communities and between the Valley and destinations elsewhere in the region.

Principle

- 2.1 High speed transit service should be provided between the existing BART system and the Livermore-Amador Valley, including stations in Dublin, Pleasanton and Livermore.

Implementation

- 2.1.1 Implement current program for a BART rail extension to Dublin. Support timely extension to stations in Pleasanton and Livermore. Continue to provide express bus transit service, including provision of park-and-ride facilities, until such time as complete fixed-rail service is provided to all Valley communities. (BART)
- 2.1.2 Undertake studies to consider the feasibility of providing enhanced transit service within the Valley, and connecting the Valley to destinations not directly served by BART. (Cities, Counties, Transit Operators).

OBJECTIVE 3: To meet the travel needs of all socioeconomic groups, and in particular of those people who are disadvantaged or whose mobility is low.

Principle

- 3.1 Transportation facilities and services should be designed and operated with a sensitivity to the special travel needs of the elderly, young, handicapped and economically disadvantaged.

Implementation

- 3.1.1 To the extent possible, provide transportation facilities and services which minimize barriers to the disabled. (Transit Operators, Service Agencies)
- 3.1.2 Provide service that is convenient and safe to the primary destinations of persons with special transportation needs. (Transit Operators)

D. Public Services

1. Findings

a. Agency Roles and Responsibilities

- 1) Public services and facilities are provided within the Planning Unit by numerous public and private agencies and organizations. Most of the public agencies and private organizations are special-purpose entities.
- 2) The cities of Dublin, Livermore and Pleasanton have authority to regulate land use in addition to their multiple service functions. They provide water, sewer, road, police and fire protection services in coordination with the implementation of adopted development policies.
- 3) Unincorporated areas of the Planning Unit, which are primarily rural and agricultural, receive basic police, fire and road maintenance services from the County, but rely on special districts or private systems for water supply and sewage treatment and disposal.
- 4) The activities of public agencies are currently coordinated consistent with legal requirements and guidelines. However, greater coordination among agencies in the Planning Unit and adjoining areas will be required to deal with the cumulative effects of substantial projected growth, and with ongoing and dynamic changes in social, economic, physical and political conditions.

b. Water Supply

- 1) Wholesale distribution of water is the responsibility of Zone 7 of the Alameda County Flood Control and Water Conservation District. Basic sources of domestic and irrigation water include imported water from the State Water Project, local runoff, and groundwater.
- 2) Municipal water supply is provided by the California Water Service Company, serving incorporated and unincorporated areas in central and south Livermore; the Livermore Water Department, serving customers in the east and north Livermore areas; the Pleasanton Water Department, serving the City of Pleasanton and the unincorporated areas of Sunol, Kilcare Canyon, Castlewood Country Club/Foothill Road; and the Dublin San Ramon Services District, serving the City of Dublin.
- 3) Currently there are no significant water service problems. Zone 7 projects that the water supply, including the State Water Project plus local surface water and, if needed during dry periods, pumped groundwater, is adequate to serve projected Valley growth until 2005-2010. If demand increases more rapidly than expected (due to higher unit consumption rates or more rapid rates of development) available supplies and system capacity would be used sooner than projected.

- 4) To meet peak daily demands for treated water, improvements to Zone 7's production capacity are planned. These include additional wellfields, expansion of the Del Valle Water Treatment Plant, and new transmission pipelines. Peak hourly demands (including fire flows) of consumers would be met by improvements by local water retailers to local storage and distribution systems.

c. Wastewater Collection Treatment and Disposal

- 1) Wastewater collection is provided by the cities of Livermore and Pleasanton and by the Dublin San Ramon Services District (DSRSD). The Livermore collection area includes the city and the Lawrence Livermore and Sandia Laboratories in the unincorporated County. The Pleasanton collection area includes the city and the unincorporated Castlewood Country Club area. The DSRSD collection area includes lands in the City of Dublin (including Camp Parks and the County's Santa Rita facilities).
- 2) Wastewater treatment is provided at two facilities: the Livermore Water Reclamation Plant serving the Livermore area; and the DSRSD Wastewater Treatment plant, which treats collected wastewater from Dublin and Pleasanton.
- 3) Treated wastewater is discharged to a regional disposal system owned and managed by the Livermore Amador Valley Water Management Agency (LAVWMA), a joint powers agency of DSRSD and the cities of Livermore and Pleasanton. The LAVWMA pipeline connects with the East Bay Dischargers Authority interceptor and outfall system for discharge of treated wastewater to the deep waters of San Francisco Bay.

The LAVWMA pipeline has a total export capacity of 16.6 million gallons per day (MGD), and is currently being improved to expand capacity to 19.7 MGD. Individual LAVWMA participants project growth that would exhaust their allotted disposal capacities in the early 1990s.

- 4) In May 1987, the Tri-Valley Wastewater Authority, a new joint powers agency of the Dublin San Ramon Services District, Alameda County, and the cities of Pleasanton and Livermore, released a Long-Range Wastewater Management Plan for the Livermore-Amador Valley. Four treatment and disposal alternatives were considered, including:
 - a) Treatment in the Valley with effluent disposal north to Suisun Bay via a new export pipeline and outfall;
 - b) Conveyance of untreated wastewater north to the existing Central Contra Costa Sanitary District treatment plant for treatment and discharge to Suisun Bay;
 - c) Treatment in the Valley and conveyance via a new pipeline to the East Bay Dischargers Authority interceptor near San Lorenzo for discharge to San Francisco Bay; and
 - d) Conveyance of untreated wastewater via a new pipeline to the East Bay Municipal Utility District collection system in San Leandro for treatment and discharge to San Francisco Bay via the existing EBMUD outfall.

The Authority has adopted alternative (d), but is currently embroiled in controversy regarding the impacts of the proposal on cities along the pipeline route, and regarding the sizing of the proposed pipeline. The two main alternative export pipeline sizes considered have been 9.0 MGD, to accommodate Valley growth through the year 2010, or 19.0 MGD, to accommodate as-yet-unplanned growth through the year 2040.

d. Solid Waste

- 1) Collection and disposal of refuse is largely the responsibility of local cities, which have franchise agreements with private firms - the Livermore-Dublin Disposal Service (a division of Oakland Scavenger Company) serving Livermore and Dublin; and Pleasanton Garbage Service serving Pleasanton. At present, Alameda County does not franchise for collection and disposal of solid waste in the unincorporated areas of the Planning Unit. Residents in the unincorporated area may contract individually with the firms for service, or haul their wastes to area landfills.
- 2) The Planning Unit is served by two landfills: Altamont Sanitary Landfill approximately eight miles northeast of Livermore; and Vasco Road landfill approximately two miles north of I-580. Altamont Landfill receives wastes from Dublin, from communities in central and northern Alameda County, and from the City of San Francisco. At the end of 1987, the Altamont Landfill had remaining capacity of 66.4 million tons with an expected closure date in year 2016. Vasco Road Landfill receives wastes from Pleasanton and Livermore and from the City of Berkeley. It had remaining capacity of 10.9 million tons at the end of 1987, with an expected closure date of 2009.
- 3) Ongoing solid waste and hazardous waste planning for the County is the responsibility of the Alameda County Waste Management Authority.

e. Protection Services

Police Protection

- 1) Police protection is provided by the Alameda County Sheriff's Department, serving the unincorporated areas and, through contract, the City of Dublin; by the police forces of the cities of Livermore and Pleasanton, serving their respective jurisdictions; and by the California Highway Patrol, which provides traffic control, vehicle code enforcement and accident investigation on major highways and unincorporated roads.
- 2) Prior to 1982, unincorporated areas of the Planning Unit were served from the Sheriff's substation at Santa Rita. Following Dublin's incorporation, the City contracted with the Sheriff's Department for police services, the majority of staff were transferred to a new station in the City, and the Santa Rita station was closed. The remaining unincorporated portions of the Planning Unit are currently served from the Sheriff's Eden Township Substation in San Leandro. Two Sheriff's patrols are in the Valley at all times. This level of service should be adequate through the foreseeable future as most growth in the Planning Unit, and associated increases in demand for police services, will occur in the cities.

- 3) California Highway Patrol units serving the Valley work out of the CHP's Hayward office. A new office in the Valley is scheduled to open in 1990. This will significantly reduce response time, and better meet the expanding needs associated with growth in the Valley.

Fire Protection

- 4) Fire protection is provided by the cities of Livermore and Pleasanton; the Dublin-San Ramon Services District serving Dublin and San Ramon; the County; and the California Department of Forestry (CDF).
- 5) The County Fire Patrol, operating out of its station in Livermore, provides structural and wildland fire protection to eastern, unincorporated portions of the Planning Unit. The County contracts with the City of Pleasanton for structural fire protection to the Castlewood Country Club and Happy Valley areas, and with CDF, operating out of Sunol, for structural fire protection and supplemental wildland fire protection to unincorporated lands in the western half of the Planning Unit.
- 6) During the declared fire season, CDF at Sunol provides wildland fire protection to all State Responsibility lands in the County.

f. Schools and Parks

Parks

- 1) Local parks and recreation programs are provided by the Livermore Area Recreation and Park District (LARPD), the Dublin San Ramon Services District (DSRSD), and the cities of Livermore, Pleasanton and Dublin.
 - . The Livermore Area Recreation and Park District administers most park facilities and recreation programs in the eastern half of the Planning Unit. LARPD facilities within the City of Livermore include eight community/district park facilities, totalling 211 acres and twenty neighborhood parks totalling 131 acres.
 - . The City of Livermore owns and operates several small park facilities totalling less than ten acres.
 - . The City of Pleasanton has two community/district parks, totalling 335 acres. The City has 19 neighborhood parks totalling 117 acres. Currently there are four undeveloped park sites totalling 25 acres.
 - . DSRSD provides park services to the cities of Dublin and San Ramon. In Dublin, the District has one community park, one neighborhood park, and two special use facilities. The City of Dublin owns two undeveloped park sites. One is currently being improved.
- 2) Regional parks in the Planning Unit are provided by the East Bay Regional Park District and the Livermore Area Recreation and Park District.

EBRPD facilities include:

- . Del Valle Regional Park/Ohlone Regional Wilderness: 3,445 acres, including a 750 acre lake, located 10 miles south of Livermore.
- . Tassajara Creek Regional Park: 451 acres north of Santa Rita.
- . Shadow Cliffs Regional Recreation Area: 249 acres east of Pleasanton.
- . Sunol Regional Wilderness: 3,479 acres south of Livermore and Pleasanton.
- . Pleasanton Ridge Park: 1,770 acres west of Pleasanton.
- . Mission Peak Regional Preserve: 2,545 acres east of Fremont, the easternmost part of which extends into the Planning Unit.

LARPD parks include:

- . Sycamore Grove Park: 346 acres located one mile south of Livermore.
- . Veterans Park: 32 acres located four miles south of Livermore.

Schools

3) Public primary and secondary education is provided by

- . the Livermore Valley Joint Unified School District, which administers the primary and secondary school systems for the City of Livermore and surrounding unincorporated areas in the eastern half of the Planning Unit;
- . the Amador Valley Union High School District, which administers the secondary school system for areas served by the Murray, Pleasanton and Sunol Glen Districts;
- . the Murray Elementary School District, serving Dublin and surrounding areas;
- . the Pleasanton Joint Elementary School District, serving Pleasanton and surrounding areas;
- . the Sunol Glen Elementary School District, serving the Sunol area;
- . the Mountain House Elementary School District, serving the north-east corner of the Planning Unit.

Post-secondary (community college) education is provided by the South County Community College District.

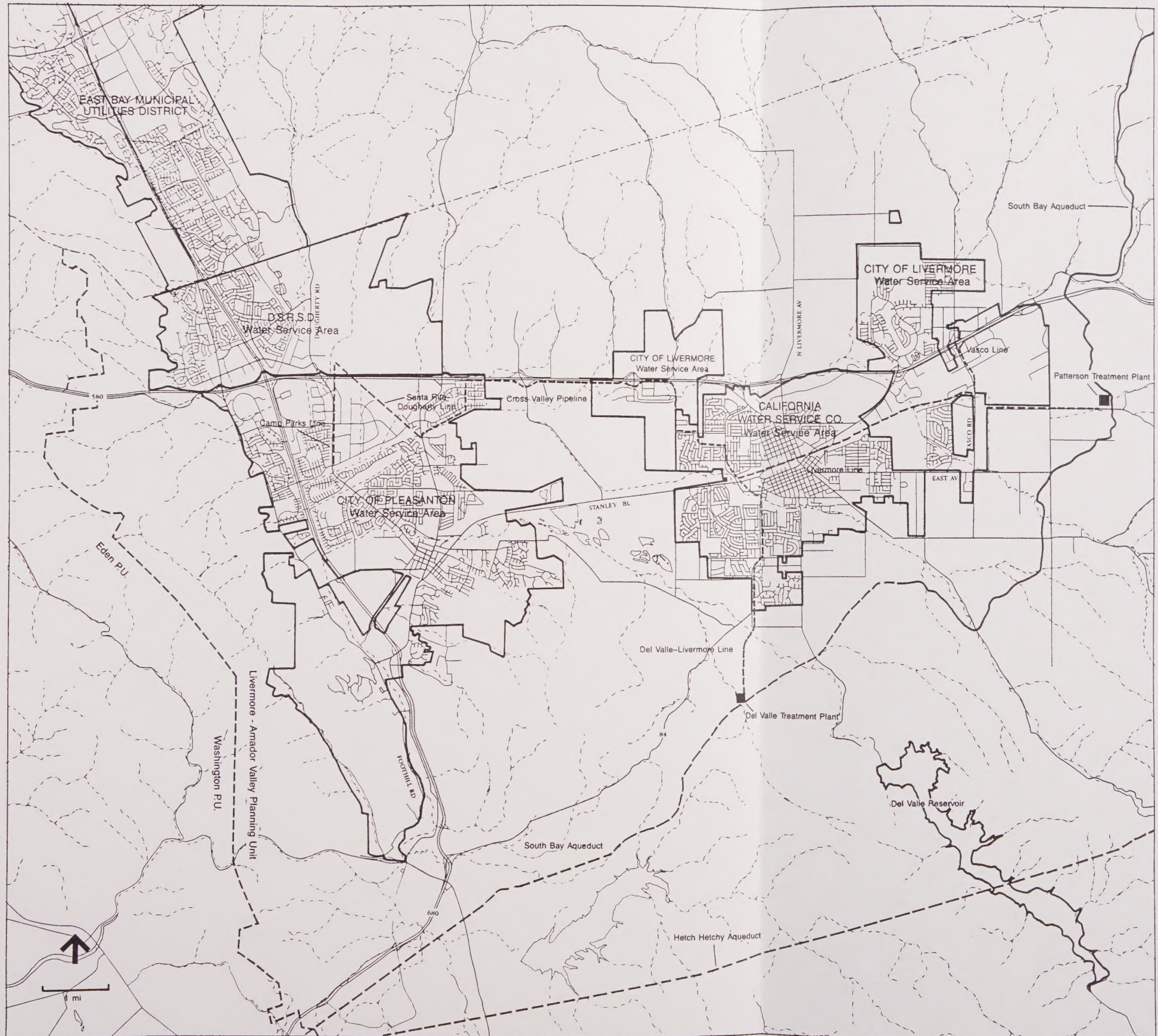


Figure III.D.1

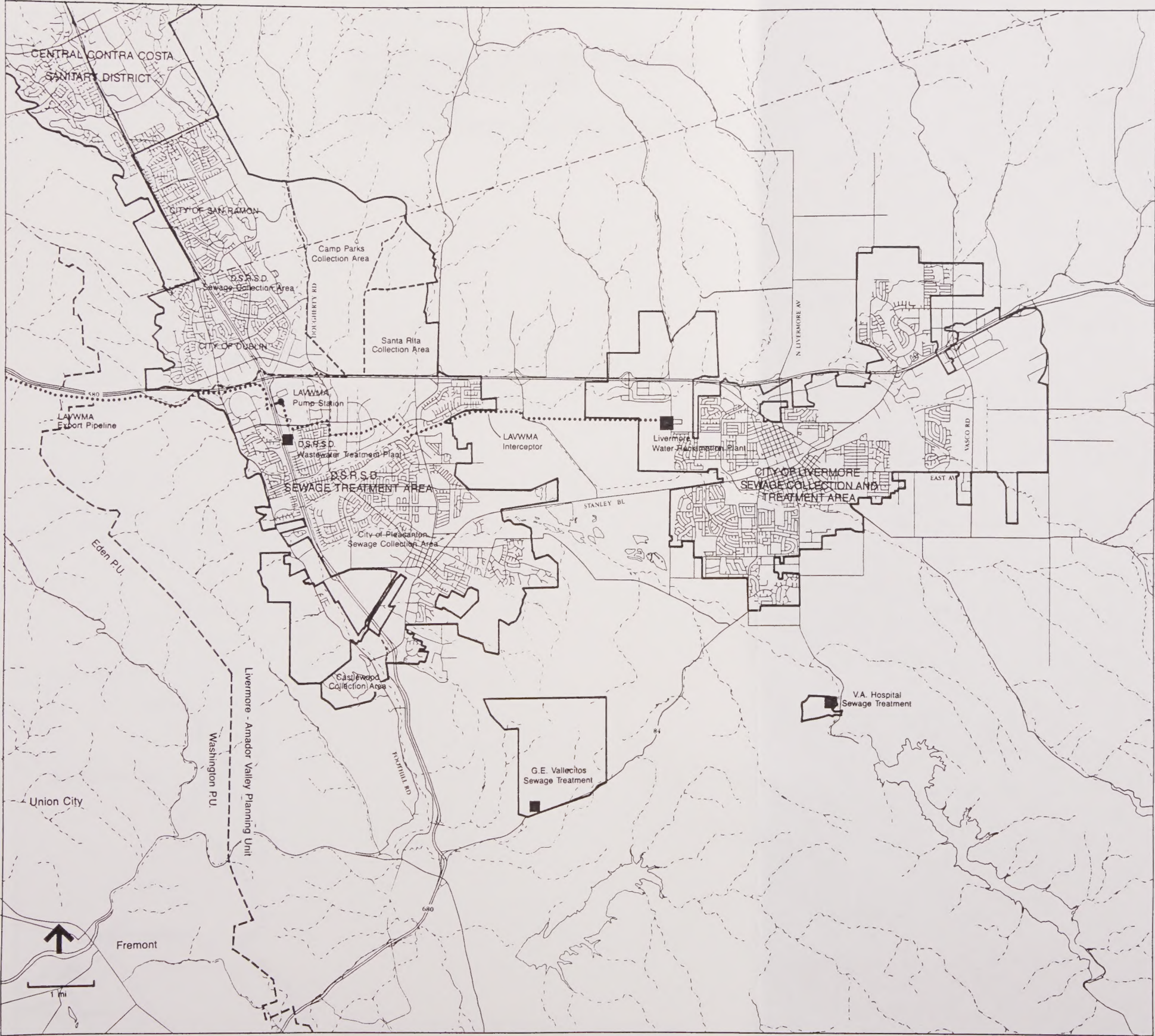
**WATER SERVICE AREAS
AND MAJOR FACILITIES**

Livermore-Amador Valley Planning Unit

Figure III.D.2

SEWER SERVICE AREAS AND MAJOR FACILITIES

Livermore-Amador Valley Planning Unit



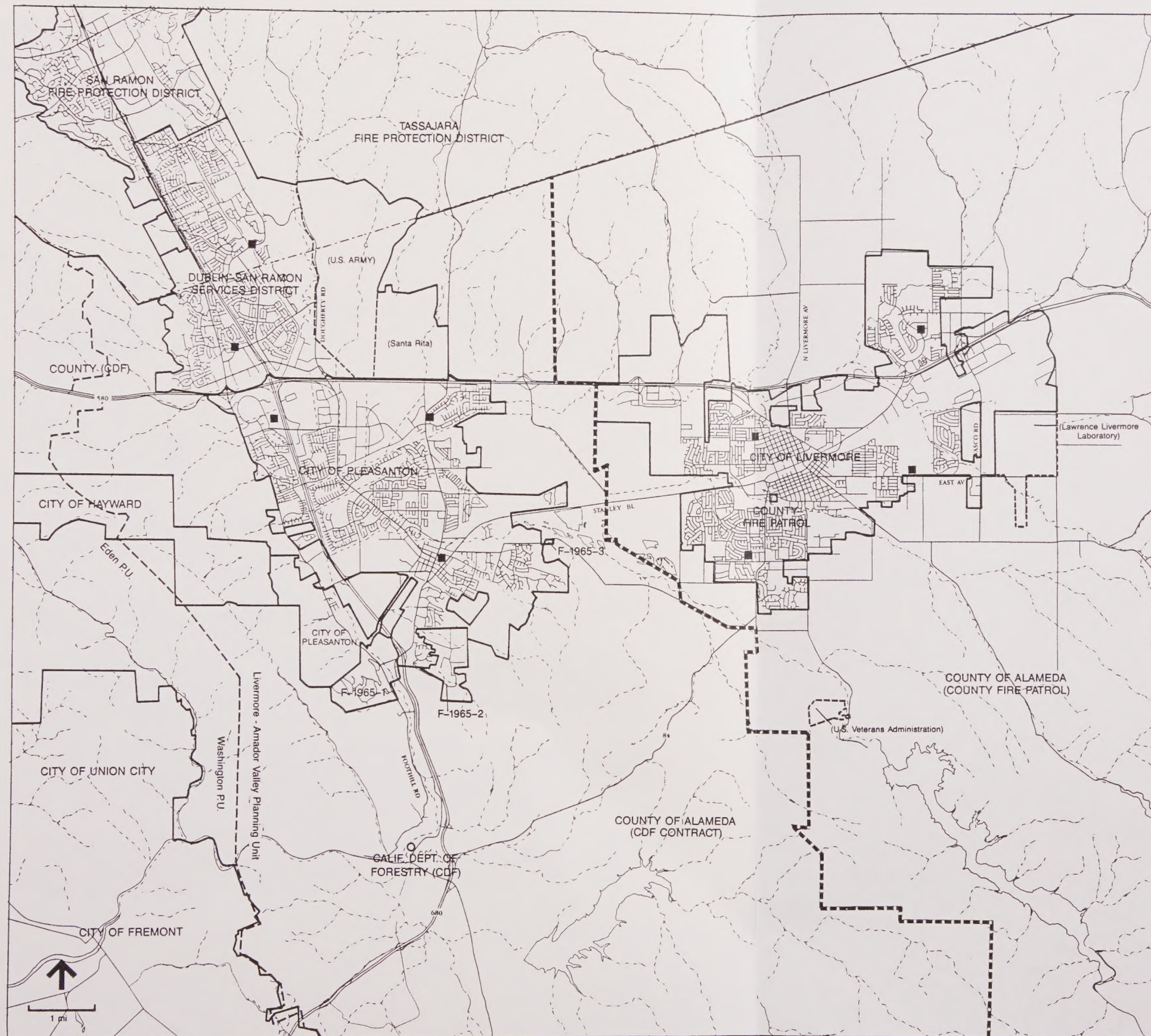


Figure III.D.3

STRUCTURAL FIRE PROTECTION SERVICE AREAS AND FACILITIES Livermore-Amador Valley Planning Unit

2. Public Service Policies

OBJECTIVE 1:

- . To ensure adequate public services and facilities to support existing and planned development;
- . To promote organizational efficiency in the provision of public services and facilities;
- . To promote coordination of all aspects of urban development, including land use planning and regulation and provision of services and facilities;
- . To equitably distribute costs and benefits of public services and facilities.

Principle

- 1.1 Basic urban services should normally be provided by cities and other existing public service agencies. New single purpose or limited purpose service districts or entities should not be established to serve new development.

Implementation

- 1.1.1 Normally require annexation of project sites to cities or service districts as a condition of rezoning, subdivision and site development approvals. (Planning Departments, Local Agency Formation Commission)

Principle

- 1.2 Public services and facilities should be provided and maintained at levels commensurate with changing needs and financial resources.

Implementation

- 1.2.1 Adopt consistent and reasonable standards for providing services and facilities. (Cities, Service Agencies)
- 1.2.2 Monitor ongoing changes in service demand and correlate with changes in land use, population, housing, employment, etc. Use as a basis for refined long-term projections and capital, operations, and maintenance programs. (Cities, County, Service Agencies)
- 1.2.3 Continue to require environmental review of projects to assess service requirements and impacts. Require that adequate services be available and that adverse impacts on service levels be mitigated as conditions of development approvals. (Planning Departments, Service Agencies)
- 1.2.4 Coordinate land use planning with public services and facilities planning. Formulate long term capital and operations programs based on amounts and phasing of development proposed by general plans. (Cities, County, Service Agencies)

- 1.2.5 Encourage maintenance and expansion of local, state and federal programs assisting development of infrastructure required to serve planned development. (Cities, County, Service Agencies)
- 1.2.6 Endeavor to educate local residents and businesses to the need for increased local funding of infrastructure. (Cities, Service Agencies)

Principle

- 1.3 To the extent possible, rates of consumption of limited or constrained service commodities, including water supply and sewage treatment and disposal capacity, should be controlled to ensure an ongoing balance between demand and service capacity.

Implementation

- 1.3.1 Implement programs to encourage water conservation, in both existing and new uses. (Planning Departments, Water Retailers, Zone 7)
- 1.3.2 Consider allocation programs to ensure adequate and equitable future deliveries of water to all communities. (Water Retailers, Zone 7)

E. Environmental Resources and Hazards

1. Findings

a. Environmental Setting

Geomorphology

- 1) The principal feature of the Planning Unit is the Livermore-Amador Valley, one of the largest intermontane valleys in the Diablo Range, one of the systems of ridges and valleys which comprise the California Coast Range.

Geology

- 2) The Planning Unit's geologic formations are almost entirely of sedimentary origin. Predominantly non-waterbearing formations underlie the uplands and highlands. The Livermore formation, consisting of unconsolidated to semi-consolidated beds of gravel, sand, silt and clay, is prominently exposed in uplands to the north of the Livermore-Amador Valley. Alluvium covers most of the Valley floor, at thicknesses increasing from east to west.
- 3) Faulting has occurred in a number of zones that generally strike northwest through and at the periphery of the Valley. The dominant feature is the Calaveras fault, which bounds the west side of the Valley.

Soils

- 4) Soils include upland and highland deposits formed on sedimentary sandstones and shales, valley deposits formed in alluvium of sedimentary rock origin, and soils of the exposed surface of the Livermore formation.

Climate

- 5) The climate of the Planning Unit is semi-arid, with relatively hot, dry summers and cool, moist winters.
- 6) Temperature inversion often occurs during the summer, due to the presence of large, high pressure systems west of the coast. The bowl-shaped topography of the Livermore Valley area tends to restrict horizontal movement and mixing of air.

Hydrology

- 7) The Planning Unit is contained, for the most part, within the extensive watershed of Alameda Creek; only a small, eastern portion drains into the San Joaquin Valley.
- 8) Streams in the watershed are characteristically devoid of natural flow during summer months; most runoff occurs during the fall and winter period.

- 9) The Livermore Valley groundwater basin is the largest basin within the Alameda Creek watershed. It is contained in alluvium underlying the floor of the Livermore-Amador Valley, and in the Livermore formation underlying the Livermore uplands.

Biotic Conditions

- 10) Grassland is one of the more extensive plant communities in the Planning Unit, and is found in the non-urban and non-cultivated portions of the Livermore Valley, and in the uplands to the north, east and south of the Valley.
- 11) Woodland and chaparral are the predominant communities in the highlands to the south and east of the Livermore-Amador Valley.
- 12) Less abundant communities include riparian woodland and coniferous forest. The Planning Unit also includes a number of "micro-habitats", such as sandstone outcrops in grasslands, vertical cliff faces, eroded hillside faces, and numerous permanent and seasonal wetlands.

b. Significant Environmental Resources

Mineral Resources

- 1) The Planning Unit contains major sand, gravel and rock resources of regional and statewide concern. Extensive, high quality sand and gravel deposits are found along the arroyos of the Livermore-Amador and Sunol Valleys; hard rock is found in the Apperson Ridge area.
- 2) The State Mining and Geology Board, in a January 1987 report incorporated into the California Administrative Code, designated over 5,800 acres in the Planning Area as "Regionally Significant Construction Aggregate Resource Areas." These areas include 3,128 acres between Pleasanton and Livermore, 494 acres along Arroyo del Valle southwest of Livermore, 629 acres along Arroyo Mocho southeast of Livermore, 990 acres in the Sunol Valley, and 600 acres on Apperson Ridge. These areas are shown on Figure III.E-1.
- 3) Sand and gravel resources are, for the most part, protected by County General Plan designations and by the Specific Plan for Livermore-Amador Valley Quarry Area Reclamation, adopted in 1981. Surface Mining Permits have been granted to govern the extraction of the resources.
- 4) Impacts of most mining operations (such as on-site noise, dust, bright lights, etc.) on residential areas and other sensitive receptors are much reduced due to the distance of the operations from these receptors.

Water Resources

- 5) The Livermore-Amador Valley groundwater basin is of state, regional and County concern. Subbasins in the central and western portions of the Valley produce the larger quantities of water, and historically have been the supply for municipal and agricultural demand.

- 6) Depletion of the subbasins occurred in the 1960's due to ever-increasing municipal demand on these supplies. The local water management district (Zone 7) subsequently contracted for delivery of state water, imported both to provide for these municipal demands and to replenish the groundwater.
- 7) Local and regional agencies are also concerned with the impacts of wastewater discharges on groundwater resources, both within the Valley and downstream (Niles Cone in the Fremont area). Municipal wastes from the Valley are now exported by pipeline to San Francisco Bay; export will probably remain the preferred disposal alternative. Land disposal of wastewater via septic systems and spray systems has also raised concerns. Four residential areas where existing septic systems are concentrated at densities of one per five acres or more have been identified as problem areas, with no further subdivision or creation of building sites permitted.
- 8) Sand and gravel mining has affected groundwater conditions. A Specific Plan for quarry area reclamation was adopted by the County in 1981 to mitigate these and other environmental impacts.

Biotic Resources

- 9) There are numerous rare and endangered plants present or potentially present in the Planning Unit. Rare and endangered plants include:
 - . large flowered fiddleneck (*Amsinckia grandiflora*), found in grasslands below 1200'.
 - . Mt. Hamilton thistle (*Cirsium campylon*), found on moist, sandy soils along streams, typically on serpentine formations between 1000' and 2500' elevation.
 - . palmate-bracted bird's beak (*Cordylanthus palmatus*) found in alkaline flats in valley grasslands.
 - . Mt. Diablo buckwheat (*Eriogonum truncatum*), found on dry slopes, between 1000' and 1500' elevations.
 - . diamond petaled California poppy (*Escholzia rhombipetala*), found in dry flats and on brushy slopes below 3,500' elevation.
 - . Contra Costa goldfields (*Lasthenia conjugens*) found in low, sunny flats and vernal pools, above 700 feet.
 - . delta tule pea (*Lathyrus jepsonii*), found in freshwater marsh areas in the Sacramento/San Joaquin Delta.
 - . Mt. Diablo phacelia (*Phacelia phacelioides*) found in rocky places in the Mt. Hamilton range, between 2000' and 3500' elevation.
 - . caper-fruited tropidocarpum (*Tropidocarpum capparideum*) found in alkaline low hills, below 500' elevation in the San Joaquin Valley and foot of Mt. Diablo.

Only one species, palmate-bracted bird's beak, appears to be directly threatened by imminent urban development, proposed in the north Livermore area. A plan is being prepared for preservation and management of the habitat area.

10) Rare and endangered animals found within the Planning Unit include:

- . Alameda striped racer (*Masticophis lateralis euryxanthus*), found in valleys, foothills and low mountains of the Coast Range east of San Francisco Bay and west of the Central Valley, including the Altamont hills of eastern Alameda and Contra Costa counties. This snake is usually associated with chaparral, but may occur in grassland, open woods, and on rocky slopes. Major threats to the snake's habitat include urban development and proposed water impoundments.
- . Peregrine falcon (*Falco peregrinus anatum*), The peregrine formerly nested throughout most of California, although most breeding pairs now occupy territories chiefly in the central and north coast ranges and in the Cascade Range. During migration and in winter, perigrines are found statewide. Coastal and inland marsh and riparian habitats are important habitats year round, especially in non-breeding seasons. The peregrine has been known to winter in the Planning Unit hills near water and marshes. DDT, the major cause of the decline in the falcon population, was banned in California in 1970. Other state and federal management and protection efforts have been intensified.
- . Southern bald eagle (*Haliaeetus leucocephalus leucocephalus*). Current known breeding areas cover much of northern California. Bald Eagles winter almost statewide, near reservoirs, lakes and rivers. State and federal management measures are directed at protection of nesting habitats and key wintering habitats and communal winter roosts. None of the key management areas is within Alameda County.
- . San Joaquin kit fox (*Vulpes macrotis mutica*). This subspecies of kit fox occurs from foothills at the southern end of the San Joaquin Valley, north along the valley floor and eastern foothills to near Visalia in Tulare County, and north along the western foothills and interior coastal range valleys. It has been sighted in northeastern Alameda County. A recovery plan has been proposed, including recommendations for protection of essential habitat.

Agricultural Lands

- 11) Approximately 10,000 acres of land in the Planning Unit are classified as prime and available for agricultural use. Of these, about 2,700 acres are located in the San Joaquin Valley portion of the Planning Unit; the rest are in the Livermore-Amador-Las Positas Valley and Sunol Valley. Over 19,000 acres of prime agricultural lands have been lost since 1973 to urban and quarry uses in the Livermore-Amador Valley. Another 3,200 acres would be lost to these uses under adopted city general plans.
- 12) Grazing is the most extensive agricultural use in the County. Livestock grazing occupies over 200,000 acres in the Planning Unit, representing a significant part of the County's agricultural economy. Small grazing areas in western Dublin, southern Pleasanton, and northern Livermore would be lost to urban development planned by these cities. Most of the Planning Unit's rangeland, however, is unincorporated and in more remote and hilly areas, and would not be directly impacted.

- 13) The Livermore-Amador Valley includes a number of important vineyards and wineries, with about 1,450 acres currently in production and another 335 acres planted but not yet mature. The climate and some of the soils of this area are well-suited to the production of wine grapes, but irrigation is necessary. This area has been recognized as a desirable wine-growing region since the beginnings of the state's wine industry in the 19th century. Most existing vineyards, as well as substantial unplanted acreage suitable for viticulture, are located south of Livermore and Pleasanton.
- 14) Although much of the agricultural area is currently designated for continued agricultural use, proximity of prime agricultural lands to the growing cities has increased pressure for their urban and residential development. The South Livermore Valley Study is being prepared by the cities and County to address these issues in the context of enhancing the wine industry and other viable agricultural uses.

Scenic and Aesthetic Resources

- 15) The hills surrounding the Livermore-Amador Valley are the area's principal scenic open space resource. They are highly visible from all parts of the Valley, and include extensive open terrain, varying from rolling, hilly grassland to the north and east, to more rugged, wooded lands to the south and west.

Historic and Archaeologic Resources

- 16) Three sites/structures in the Planning Unit are currently listed in the National Register of Historical Places and are eligible for federal preservation assistance. A number of other sites and buildings are of local and regional historical and architectural significance; preservation of these relies primarily on local efforts and programs.
- 17) Information on archaeological sites in the Livermore-Amador Valleys comes principally from excavations conducted at several sites in the mid and late 1970's. These indicate that a historically unknown culture group inhabited the edges of the seasonal marsh which covered a large portion of northern and western Pleasanton sometime between 300 B.C. and 300 A.D. Analysis of burial artifacts indicates a rich culture linked to a major trade network extending as far away as the eastern slope of the Sierra.

c. Significant Environmental Hazards

Geologic Hazards

- 1) **Ground Shaking:** The entire Planning Unit would be strongly shaken by a significant earthquake on the Calaveras Fault. The area would also experience moderate to strong ground shaking during a major earthquake on the Hayward or San Andreas faults. Shaking intensity would generally vary with distance from the epicenter and with local soil, geologic and ground-water conditions; local sites underlain by deep zones of loose, saturated alluvium would generally be subject to higher-amplitude, more damaging ground motion than sites underlain by bedrock.

- 2) Surface Faulting: Faulting could occur locally along the Calaveras Fault, with up to several feet of horizontal displacement along the main trace. Surface rupture along the Greenville Fault in the 1980 earthquake was no more than several inches; no more than a foot of displacement is considered likely from much larger events.
- 3) Seismically Induced Ground Failures:
 - . Seismically induced landslides are most likely to occur on steep mountain slopes, or in upland locations underlain by the Livermore and Tassajara formations.
 - . Soil liquefaction could be experienced in scattered valley areas underlain by unconsolidated, recent alluvial and fluvial deposits containing high water tables.
 - . Areas susceptible to lateral movement are zones along streams and canals where young alluvial and fluvial surface materials are underlain by very thick sedimentary deposits.
- 4) Landsliding has occurred in many of the upland and highland areas of the Planning Unit. Most landslides are of an earthflow type, limited to the relatively shallow zone of soils and deeply weathered rock. Plastic clay soils over the Tassajara formation are particularly susceptible to landsliding. Areas of steep slopes underlain by highly sheared shales adjacent to the Calaveras Fault south and west of Pleasanton are subject to deeper seated, rotational-type slides. Deep-seated landsliding is also prevalent in some steep canyon areas.
- 5) The potential for damaging landslides can be increased by improper grading, removal of stabilizing vegetation, and by the effects of development, including watering and increased surface runoff.
- 6) The majority of structures in the Planning Unit would only be subjected to groundshaking during an earthquake, and the potential for damage and risk to life will vary with type of construction and occupancy.
- 7) All local jurisdictions have earthquake bracing requirements in their building codes. Most buildings have been designed to comply with these provisions and with subsequent building code amendments.

Flood Hazards

- 8) Extensive flood channel improvements have significantly reduced flood hazards, although certain portions of the Valley remain within flood-prone zones. Most flood-prone areas on the Valley floor will be eliminated as the planned flood control system is completed.
- 9) Substantial portions of the Planning Unit could be inundated in the event of a sudden failure of Turner Dam (Del Valle Reservoir). However, this dam was inspected in the 1970s by the Army Corps of Engineers, who determined it to be safe from sudden failure.

Fire Hazards/Hazardous Materials

- 10) The potential for especially destructive wildland fires is relatively high throughout most of the Planning Unit's hill areas due to the rolling and rugged terrain, continuous cover of flammable vegetation, and long and dry summers with high wind conditions. Areas of significant concern include those hill areas which have been or are being developed.
- 11) The danger of extensive fire damage within developed areas is greatest in the event of a major earthquake, when there is the possibility that gas and water lines may be ruptured and access of emergency vehicles to certain areas would be restricted by damage to roads and bridges.
- 12) Some industrial facilities may present fire hazards, including facilities producing or storing toxic or highly flammable materials. Facilities or vehicles engaged in the transport of highly flammable, explosive, or toxic materials are also associated with more serious fire hazards.
- 13) Radioactive and other wastes may also be hazardous to human health or to the environment due to toxicity, bioaccumulation, ignitability, reactivity, or corrosivity. These wastes may be produced by a variety of research, industrial, commercial, agricultural and household activities in the Planning Unit. The County Waste Management Authority prepared a Hazardous Waste Management Plan to address these concerns.

Avigation Hazards

- 14) Aircraft operations at Livermore Municipal Airport are the major potential avigation hazard in the Valley. To limit harm to persons and property on the ground and to aircraft occupants in the event of an accident, safety zones have been adopted by the Alameda County Airport Land Use Commission to restrict population density and structural development near the airport. Height referral areas have also been established to preserve unimpeded airspace required for safe operations.

Noise

- 15) Automobile and truck traffic on freeways and major arterials, aircraft operations at Livermore Municipal Airport, and sand and gravel mining operations are the principal sources of noise in the Planning Unit.
- 16) Noise resulting from substantial increases in auto/truck traffic could adversely impact both existing and planned residential areas and other sensitive receptors. Some mitigation can be achieved through use of adequate setbacks, subdivision and building design, and noise-buffering.
- 17) Most planned residential areas and other concentrations of children, the elderly, and the ill can be adequately separated and/or buffered from quarry operations.
- 18) Only limited (existing) residential development would be impacted by airport-generated noise.

Air Quality

19) Pollutants of principal concern are ozone and carbon monoxide.

- . The Livermore-Amador Valley's combination of meteorology, topography and location creates a high potential for ozone problems. Ozone is created by a photochemical reaction of sunlight with airborne hydrocarbons and nitrogen oxides. It has adverse health effects on people and has been shown to have adverse effects on manufactured fabrics (such as nylon) and vegetation such as grapevines. Ozone concentrations have declined substantially from peak measurements, but have risen since 1985 and are expected to continue to rise due to increased growth and traffic.
- . Carbon monoxide is emitted in vehicle exhaust and by other combustion such as wood-burning stoves. Carbon monoxide air pollution is therefore primarily a localized problem associated with high traffic volumes and congestion. Violations of clean air attainment standards for carbon monoxide have been decreasing in the Bay Area due to reduced emissions from vehicles, but localized violations may continue to occur.

20) Substantial progress has been made towards attaining carbon monoxide and ozone standards. Continued improvements in stationary source emissions are being implemented as the technology becomes available. Emissions from vehicles will drop as exhaust regulations are fully implemented and older, higher polluting vehicles are removed through attrition. However, air pollution is expected to increase during the planning period, especially in areas that will experience substantial urban growth.

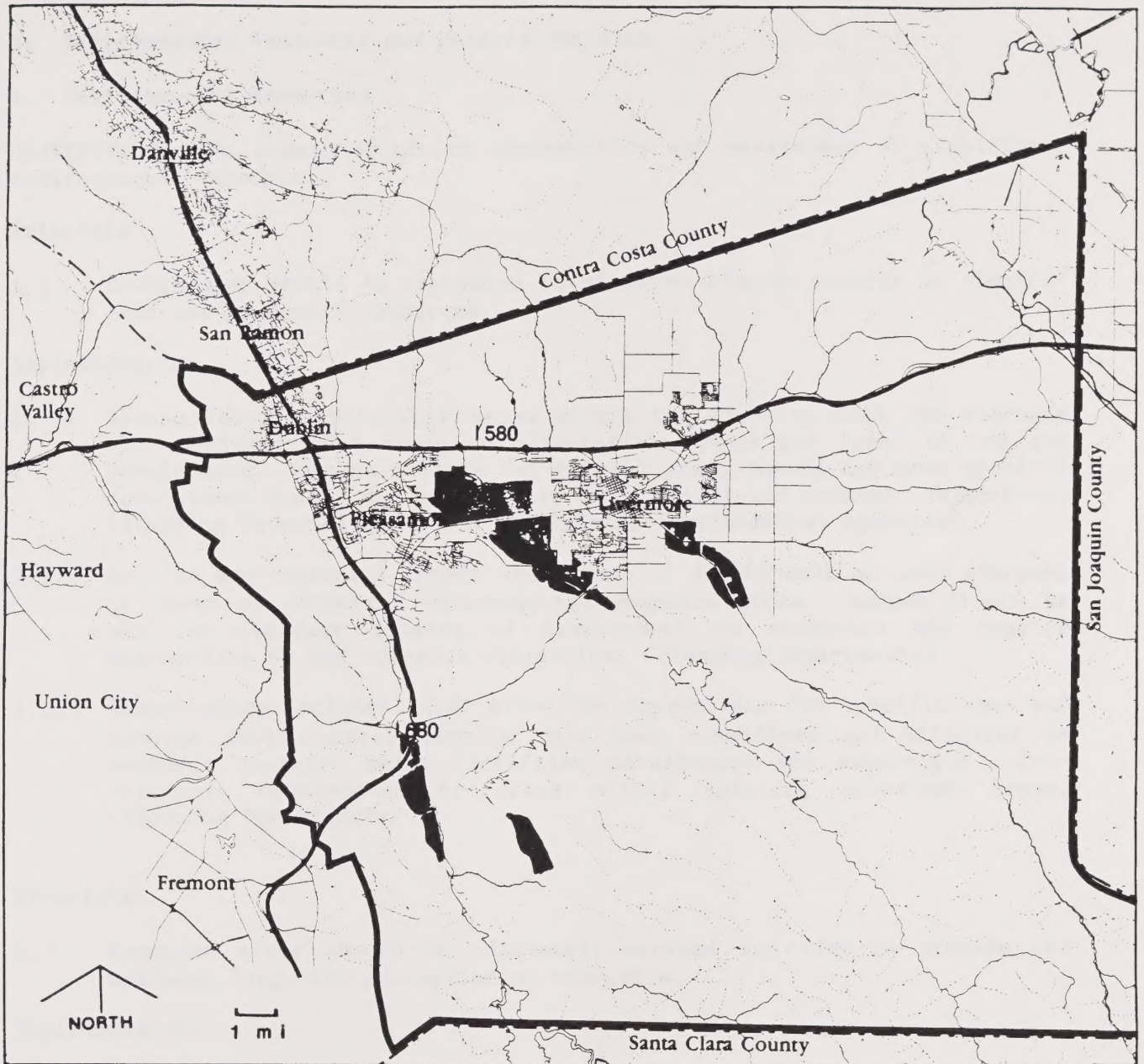


FIGURE III.E.1

State-Designated Regionally Significant
Construction Aggregate Resource Areas

2. Environmental Resources and Hazards Policies

a. Environmental Resources

OBJECTIVE 1: To ensure effective preservation and management of significant environmental resources.

Principle

- 1.1 Development should be regulated to minimize adverse impacts on significant environmental resources.

Implementation

- 1.1.1 Assess resource values of areas within the Planning Unit and evaluate the sensitivity of these to alternative levels and types of use and development. Use as a basis for general plan, zoning and more specific development decisions, considering other social and economic objectives. (Planning Departments, State and Federal Environmental Agencies)
- 1.1.2 Require environmental impact assessment of development or uses proposed in known or potential environmental resource areas. Assess direct as well as indirect impacts of development on resources and require appropriate on and off-site mitigation. (Planning Departments)
- 1.1.3 Except where isolated rural sites are appropriate for specific uses and adverse environmental impacts have been considered and mitigated or avoided, restrict major facilities development and supportive infrastructure development to sites within existing urbanized areas. (Planning Departments)

Principle

- 1.2 Resource areas should be adequately managed in order to provide for maximum, long-term protection of resources.

Implementation

- 1.2.1 Acquire for public management those environmental resource areas which are of critical countywide, regional, statewide or national significance including: habitat of rare and endangered plants; critical wildlife habitat areas; watersheds; areas providing or having the potential to serve outdoor recreation needs. (State, Park Districts)
- 1.2.2 Assist, as appropriate, by regulation, protection, provision of economic, technical or informational benefits, those private uses which enhance resource values and/or fulfill resource development objectives. (Planning Departments, Historical Commissions and Societies, Conservation and Agricultural Agencies)

- 1.2.3 Recognize the importance of identified mineral resources in providing construction aggregate materials in the Bay Area. Provide that these resource values shall be considered in land use decisions affecting areas designated to be of statewide or regional significance. (Planning Departments)
- 1.2.4 Permit managed exploitation of identified mineral resources, with appropriate conditions designed to protect nearby resources and population. (County Planning Department)
- 1.2.5 Consider development of a zone district overlay to provide for continued compatibility between mineral resource lands and adjacent uses. (County Planning Department)
- 1.2.6 Coordinate public and private development and management programs to minimize adverse economic, environmental or operational conflicts. (Planning and Public Works Departments, Park Districts, Private Sector).

b. Environmental Hazards

OBJECTIVE 2: To minimize risks, personal injury and loss of life associated with environmental hazards.

Principle

- 2.1 Development should be located, designed and constructed, and uses regulated to minimize risks associated with environmental hazards.

Implementation

General

- 2.1.1 Identify areas of severe hazards (geologic, flood, fire, toxic, noise, aviation, etc.) and assess potential impacts of these on land uses. Develop standards and guidelines regarding environmental hazards to be incorporated where appropriate into the General Plan and to be used as the basis for land use decisions and more specific development decisions. (Planning Departments).

Geologic Hazards

- 2.1.2 Require adherence to grading regulations, geologic, soils and engineering investigations for development proposed in geologic hazard areas. (Planning Departments, Building and Public Works Departments)
- 2.1.3 Require structures and facilities to be designed and constructed to meet the most stringent of seismic safety and related design requirements of the most recent Uniform Building Code, or requirements applicable to critical, essential, or high occupancy facilities, or as indicated by site investigations. (Building and Public Works Departments)

- 2.1.4 Undertake studies and develop programs to minimize the risk of potential geologic disasters in areas where severe hazard is present and where human alteration to the environment has already occurred. (Public Works Departments, State)
- 2.1.5 Pursue current programs or initiate new programs to identify and abate structural hazards, with priority given to the identification and abatement of hazards in critical, essential and high occupancy structures; in structures located within areas of severe geologic hazards; and in structures built prior to enactment of applicable earthquake design standards. (Building and Public Works Departments)
- 2.1.6 Support regional and statewide programs providing assistance to local agencies in the identification of existing structural or site hazards in private development and providing assistance to public agencies and to private sectors in the abatement of these hazards. (Cities, County, State Representatives)
- 2.1.7 Pursue or initiate programs to provide public information regarding geo-seismic and related structural hazards and appropriate measures to minimize risks. (Planning, Building, and Public Works Departments, Offices of Emergency Services)

Wildland Fire Hazards

- 2.1.8 Require environmental impact reports for projects proposed within or adjoining areas of severe wildland fire hazard. (Planning and Public Works Departments)
- 2.1.9 Require that all urban and rural development be provided with adequate water supply and fire protection facilities and services. (Planning and Public Works Departments)
- 2.1.10 Develop and enforce fire safety standards and criteria (regarding vegetation types and management, building materials, street design, operation and use of vehicles and equipment, etc.) for development and uses within or adjoining areas of severe wildland fire hazard. (Fire Protection Districts, Fire Departments, Public Works Departments)

Urban Fire Hazards/Hazardous Materials

- 2.1.11 Require structures, features of structures, or activities determined to be hazardous in terms of fire potential to be brought into conformance with current applicable fire and safety standards. (Public Works Departments, Fire Departments)
- 2.1.12 Regulate the location and activities of uses involving the manufacture, storage or use of hazardous materials. Regulate hazardous materials transport. (Planning Departments, Fire Departments, State Department of Health Services, Caltrans/Highway Patrol)

Flood Hazards

- 2.1.13 Regulate the location and design of structures within flood hazard zones. (Planning and Public Works Departments)
- 2.1.14 Assess and where appropriate avoid or mitigate potential impacts of projects that would result in major changes in surface water runoff rates and patterns. (Planning and Public Works Departments, Flood Control District)
- 2.1.15 Undertake flood control programs and projects where flooding is a significant hazard in existing developed urban areas or will be a hazard to planned development. (Flood Control District)

Avigation Hazards

- 2.1.16 Require land uses within the safety zone of Livermore Municipal Airport to be compatible with policy requirements of the Alameda County Airport Land Use Policy Plan. (Cities, County, Alameda County Airport Land Use Commission)
- 2.1.17 Regulate the height of structures within the height referral area of Livermore Airport, consistent with policy requirements of the Alameda County Airport Land Use Policy Plan. (Cities, County, Alameda County Airport Land Use Commission)

Noise

- 2.1.18 Regulate land uses within the noise impact area of Livermore Municipal Airport to ensure consistency with policy standards of the Alameda County Airport Land Use Policy Plan (Cities, County, Alameda County Airport Land Use Commission)
- 2.1.19 Regulate uses to control noise emissions and noise impacts on sensitive receptors. (Planning and Public Works Departments)
- 2.1.20 Regulate the location, design and construction of new projects to achieve acceptable noise level standards. (Planning Departments)
- 2.1.21 Regulate and where appropriate minimize automobile and truck traffic, and design and operate transit facilities to minimize noise impacts on residential areas. (Planning and Public Works Departments; Caltrans; Transit Operators, BART)

Air Quality

- 2.1.22 Review impacts, individual and cumulative, of developments and uses on air quality, and avoid or mitigate adverse impacts wherever feasible. (Planning Departments, Air Quality Management District)
- 2.1.23 Support and carry out land use and transportation planning which will reduce dependency on the private automobile. (Cities and Counties)

- 2.1.24 Support regional and state programs, such as more stringent motor vehicle emission control standards and stronger inspection and maintenance programs, which may yet be needed to achieve and maintain air quality standards. (Cities, County, Air Quality Management District)

At a regular meeting of the Board of Supervisors of the County of Alameda, California, held on the 11th day of September, 1980, at 10:00 A.M., in the Board Room of the County Administration Center, 1000 Broadway, Alameda, California 94501, the following resolutions were adopted:

THE FOLLOWING RESOLUTIONS WERE ADOPTED: SEPTEMBER 1, 1980 BY VOTE 3-2-0

APPENDIX A

RESOLUTIONS OF ADOPTION BY:

BOARD OF SUPERVISORS OF ALAMEDA COUNTY

ALAMEDA COUNTY PLANNING COMMISSION

WHEREAS the Board of Supervisors of the County of Alameda, California, has adopted Resolution 80017, 1980, for the purpose of establishing the Alameda County Planning Commission, and

WHEREAS the Board of Supervisors of the County of Alameda, California, has adopted Resolution 80018, 1980, for the purpose of establishing the Alameda County Planning Commission, and

WHEREAS the Board of Supervisors of the County of Alameda, California, has adopted Resolution 80019, 1980, for the purpose of establishing the Alameda County Planning Commission, and

WHEREAS the Board of Supervisors of the County of Alameda, California, has adopted Resolution 80020, 1980, for the purpose of establishing the Alameda County Planning Commission, and

WHEREAS the Board of Supervisors of the County of Alameda, California, has adopted Resolution 80021, 1980, for the purpose of establishing the Alameda County Planning Commission, and

WHEREAS the Board of Supervisors of the County of Alameda, California, has adopted Resolution 80022, 1980, for the purpose of establishing the Alameda County Planning Commission, and

THE BOARD OF SUPERVISORS OF THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA

On motion of Supervisor..... King....., Seconded by Supervisor..... Widener.....,
and approved by the following vote, King, Widener and Chairman Perata - 3
Ayes: Supervisors.....
Noes: Supervisors..... Campbell and Santana - 2
Excused or Absent: Supervisors..... None.....

THE FOLLOWING RESOLUTION WAS ADOPTED: December 12, 1989 NUMBER R-89-946

REVISION OF GENERAL PLAN, COUNTY OF ALAMEDA

WHEREAS the County of Alameda has an official General Plan entitled General Plan, County of Alameda, State of California, adopted by the Board of Supervisors on May 26, 1966, as amended periodically thereafter; and

WHEREAS changed environmental and economic conditions require this Board of Supervisors to consider revisions to said General Plan; and

WHEREAS the Board of Supervisors has received Resolutions #89-35, #89-36 and #89-37 from the Alameda County Planning Commission, relating to Commission consideration of revisions to the following elements of said Plan: Livermore-Amador Valley Planning Unit General Plan (a part of the County of Alameda General Plan), November 3, 1977, as amended periodically through August 11, 1987, and Open Space Element of the General Plan, County of Alameda, State of California, May 30, 1973; and

WHEREAS prior to making its recommendation to the Board, the Planning Commission considered revisions to 1) the Livermore-Amador Valley Planning Unit General Plan at a duly noticed public hearing on February 16, 1988, which hearing was continued to March 7, March 21, April 18, June 6, July 5, September 6 and November 7, 1988, and January 30, March 6, May 15, June 5, and July 10, 1989; and 2) the Open Space Element of the General Plan at a duly noticed public hearing on September 6, 1988, which hearing was continued to November 7, 1988, and January 30, March 6, May 15, June 5 and July 10, 1989; and

WHEREAS prior to making its recommendation to the Board, the Planning Commission considered all written and oral testimony and other information submitted into the public record; and

WHEREAS after receipt of the Planning Commission recommendation, this Board held a duly noticed public hearing on October 5, 1989 to consider revisions to both the Livermore-Amador Valley Planning Unit General Plan

(a part of the County of Alameda General Plan) and Open Space Element of the General Plan, County of Alameda, State of California, which hearing was continued to October 24, October 31, November 28, December 7, and December 12, 1989; and

WHEREAS an Environmental Impact Report, including two Addenda to the Final Environmental Impact Report, has been prepared for the consideration of the subject General Plan revisions; and

WHEREAS the Addenda were prepared consistent with provisions of Section 15164 of the State CEQA Guidelines; and

WHEREAS said Environmental Impact Report:

1. has been reviewed and considered by this Board;
2. is hereby certified by this Board to comply with all requirements of the California Environmental Quality Act and all applicable State and County Guidelines;
3. is hereby adopted as the Environmental Impact Report for the proposed revisions of the General Plan; and

WHEREAS the Environmental Impact Report identifies significant environmental effects which may result from approval of the proposed plan revisions; and

WHEREAS the California Environmental Quality Act and State and County guidelines adopted pursuant thereto require this Board to make certain findings where the Environmental Impact Report identifies one or more significant adverse effects which would or would likely result from approval of the subject plan revisions; and

WHEREAS the Board finds that changes or alterations have been incorporated into the subject plan amendments which mitigate or avoid the significant environmental effects thereof as identified in the EIR; and

WHEREAS the Board finds that specific economic, social or other considerations make infeasible all other mitigation measures or project alternatives identified in the Environmental Impact Report; and

WHEREAS the substantial evidence and statements of fact relied upon by this Board supporting the above findings are set forth in the attached Exhibit A entitled "CEQA Findings and Overriding Considerations, Open Space Element Revision and Livermore-Amador Valley Planning Unit General Plan Revision, December 12, 1989;" and

WHEREAS prior to making a decision on these matters, this Board considered all written and oral testimony and other information submitted into the public record of both the Planning Commission and this Board; and

WHEREAS during consideration of the subject plan revisions, the Board considered recommendations of the Planning Commission, individual members of the Board and an ad hoc committee appointed by the Board to review all recommendations in light of the public record; and

WHEREAS Government Code Section 65356 provides that the Board of Supervisors may modify the recommendation of the Planning Commission without returning it to the Commission for further review unless the modification is substantial and has not been previously considered by the Commission; and

WHEREAS the Board's final action included provisions of recommendations of the various bodies listed above and it finds that these provisions had been considered by the Planning Commission in one form or another during its review; and

WHEREAS this Board finds that revisions to the Plans will result in a physical, social and economic environment in the best interest of the public health, safety, and general welfare:

NOW THEREFORE BE IT RESOLVED that this Board hereby adopts the revised Open Space Element of the General Plan, County of Alameda, State of California, dated December 12, 1989" and revised Livermore-Amador Valley Planning Unit General Plan (a Part of the County of Alameda General Plan), dated December 12, 1989."

REVISION OF THE LIVERMORE-AMADOR VALLEY PLANNING UNIT GENERAL PLAN

THE COUNTY PLANNING COMMISSION OF ALAMEDA COUNTY
HAYWARD, CALIFORNIA

RESOLUTION NO. 89-37 at meeting held July 10, 1989

Introduced by Commissioner Dunkley
Seconded by Commissioner Pappas

WHEREAS, pursuant to the provisions of the Planning Law (Title 7 of the Government Code) it is duty of the Planning Commission of Alameda County to prepare and maintain a comprehensive long-term general plan for the physical development of the County, such plan to be known as the General Plan, and of the Board of Supervisors to adopt all or any part of said General Plan or any element thereof for all or any part of the County; and

WHEREAS, said Planning Law provides that the Commission may approve and recommend adoption by the Board of Supervisors of amendments to all or part of the General Plan and to elements of said Plan when the Commission deems it necessary because of changed conditions or further studies; and

WHEREAS, the County of Alameda has an official General Plan entitled GENERAL PLAN, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, adopted by the Board of Supervisors on May 26, 1966, and amended periodically through May 23, 1989; and

WHEREAS, a portion of said General Plan is contained in the text and plan map entitled LIVERMORE-AMADOR VALLEY PLANNING UNIT GENERAL PLAN, as adopted by the Board of Supervisors on November 3, 1977 and amended periodically through August 11, 1987; and

WHEREAS, duly noticed public hearings were held to consider revision of the LIVERMORE-AMADOR VALLEY PLANNING UNIT GENERAL PLAN on February 16, March 7, March 21, April 18, June 6, July 5, September 6 and November 7, 1988, and January 30, March 6, May 15, June 5, and July 10, 1989; and

WHEREAS, an Environmental Impact Report has been prepared on the subject revisions to the Livermore-Amador Valley Planning Unit General Plan in conjunction with an Environmental Impact Report for revisions to the Open Space Element of the General Plan; and

WHEREAS, said Environmental Impact Report:

1. has been reviewed and considered by this Commission;
2. has been certified by this Commission to comply with all the requirements of the California Environmental Quality Act and all applicable State and County Guidelines;
3. has been adopted as the Environmental Impact Report for the subject proposed revision of the General Plan; and

WHEREAS, the Environmental Impact Report indicates significant environmental effects which would result from approval of the proposed plan revisions; and

WHEREAS, the California Environmental Quality Act and State and County guidelines adopted pursuant thereto require this Commission to make certain findings where the Environmental Impact Report identifies one or more significant adverse effects which would or would likely result from approval of the subject plan revisions; and

WHEREAS, this Commission does find that changes or alterations identified in the attached document entitled "Exhibit 1: CEQA Findings, Comprehensive Revisions of the Livermore-Amador Planning Unit General Plan and Open Space Element of the General Plan," Alameda County Planning Commission, July 10, 1989, have been incorporated into the subject plan revisions which mitigate or avoid the significant environmental effects identified in the final EIR; and

WHEREAS, this Commission finds that specific economic, social or other considerations make infeasible all other mitigation measures or project alternatives identified in the Environmental Impact Report; and

WHEREAS, the substantial evidence and statements of fact relied upon by this Commission supporting the above findings are set forth in the attached Exhibit 1; and

WHEREAS, this Commission finds that the subject Plan revision is consistent with the goals and objectives of the aforementioned COUNTY OF ALAMEDA GENERAL PLAN, including goals and objectives of the OPEN SPACE ELEMENT OF THE GENERAL PLAN concurrently recommended for revision; and

WHEREAS, this Commission finds that this project is in the best interest of the public health, safety, and general welfare, and is consistent with the County of Alameda General Plan;

NOW THEREFORE BE IT RESOLVED that this Commission does hereby approve and recommend adoption by the Board of Supervisors of a comprehensive revision to the LIVERMORE-AMADOR PLANNING UNIT GENERAL PLAN, adopted November 3, 1977, corresponding to the document entitled PUBLIC HEARING DRAFT, GENERAL PLAN FOR THE LIVERMORE-AMADOR VALLEY PLANNING UNIT, dated May 22, 1989, with the following revisions (new text is underlined, deletions are ~~crossed out~~):

1. Add Principle 2.1a (LAVPU Draft Plan, July 10, 1989, page III.A-11), as follows:

Uses proposed within the Alameda County Airport Land Use Commission General Referral Area for Livermore Municipal Airport shall be consistent with the Alameda County Airport Land Use Policy Plan.

2. Add Implementation 2.1a.1 (page III.A-11), as follows:

Coordinate rezoning and land division proposals, wherever necessary, with the requirements of the Alameda County Airport Land Use Plan (County Planning Department, Airport Land Use Commission)

3. The third paragraph of Agricultural Principle 2.2 (page III.A-12), is amended to read:

Encourage intensive agricultural uses on lands which are within a mile of a public road and within five miles of city limits at the time of adoption of this plan and where adequate wastewater disposal and water supplies can be provided. Such areas shall be designated as Residential Intensive Agriculture. Residential densities in this land use category shall not exceed one residential unit per 20 acres.

4. Implementation Measure 2.2.6, item g) (page III.A-14) is revised to read:

g) designing each parcel with a lot area approximately equal to or greater than its depth times width into generally regular shapes that take advantage of the topographic features of the site. (County Planning Department)

5. The definition of Residential Agriculture is revised to read (page III.A.20):

Intensive Residential Agriculture: This category designates flat and gently sloping lands outside urban areas and less than five miles from a city which are generally suitable for agricultural uses of parcels of 20 acres or more. Density shall not exceed one unit per twenty acres. The category also allows for rural one-family residences, wineries, and other uses compatible with agriculture. Intensive Residential Agriculture lands are generally located in areas designated Agricultural Open Space in the Open Space Element of the General Plan. Areas shown on the Plan Map generally illustrate those lands, meeting the distance criteria of this category, where average slopes are less than 25%. This mapping does not preclude parcels outside the mapped area, that also meet the criteria of this category, from being considered for densities greater than one unit per 80 acres. For example, an area south of Tesla Road is identified as being an area of potential expansion of intensive agriculture.

6. "Proposed Plan Map, Livermore Amador Valley Planning Unit General Plan" (page III.A-25) is revised to include "potential expansion of Residential agricultural" land south of Tesla Road.

7. Housing Principle 1.1.3 (page III.B-6) is amended to read

Establish guidelines for the provision of very low-, low- and moderate-income housing in residential developments. (Planning Departments)

8. Housing Principle 1.1.8 (page III.B-7) is amended to read

Evaluate potential impacts of public and private projects on the existing housing supply. Require adequate replacement housing to be provided when projects would result in losses of very low, low or moderate cost housing units. (Planning Departments)

ADOPTED BY THE FOLLOWING VOTE:

AYES: Gordon, Burdusis, Dunkley, Pappas, Peixoto - 5

NOES: Cartwright, Douglas -2

ABSENT: None

EXCUSED: None

ABSTAINED: None

WILLIAM H. FRALEY - PLANNING DIRECTOR AND SECRETARY
COUNTY PLANNING COMMISSION OF ALAMEDA COUNTY

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